

AGENDA
HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING
Monday, September 28, 2026

Next Ordinance # 2026-004

Next Resolution # 2026-026

Meeting Called to Order: Pledge of Allegiance:

- | | |
|-------------|-------------|
| • CT _____ | • CEE _____ |
| • JCG _____ | • JDW _____ |
| • JAM _____ | • WA _____ |
| • DF _____ | |

1. Announcements:

a. Executive Sessions

2. Public Comment on Agenda Items Only

3. Consent Agenda:

[Items of business and matters listed under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired by Board Members, that item will be identified and removed from the Consent Agenda and will be considered separately at the appropriate place on the agenda.]

a. Minutes of August 24, 2026, Board of Supervisors Meeting

b. Bills List:

- i. September 1, 2026
- ii. September 8, 2026
- iii. September 15, 2026
- iv. September 22, 2026
- v. September 29, 2026

c. 2027 MMO for Hilltown Township Uniform Employee Police Pension Plan

d. 2027 MMO for the Hilltown Township Non-Uniform Employee Pension Plan

e. 2026 Fire Agreements:

- i. Perkasio 2026 Fire Agreement
- ii. Sellersville 2026 Fire Agreement

As Written: _____ With Corrections: _____

JCG: _____ CT: _____ JAM: _____

4. Confirmed Appointment:

a. None.

5. Board Appointments:

a. None.

6. Solicitor's Report:
 - a. ZHB 2026-012, Mavis Tire, 780 Route 113, Unit R – Variance.
 - b. ZHB 2026-013, Haus2Home, LLC, 1040 Hilltown Pike – Variance.
7. Planning:
 - a. J.L. Horgan Services, LLC Land Development Plan.
8. Engineering:
 - a. None.
9. Unfinished Business:
 - a. ChalBrit EMS – Financial Update Presentation from Chief Clifford Mungavin.
10. New Business:
 - a. EMS Discussion.
 - b. Motion to approve H&K extended hours for the month of October.
 - c. BC Motocross Ministry Event Community Event Application.
 - d. Resolution 2026-22, Approval of an LSA grant submission on behalf of Deep Run Athletics Association.
 - e. Resolution 2026-23, Approval of an LSA grant submission on behalf of Hilltown Township.
 - f. Resolution 2026-24, Approval of an LSA grant submission on behalf of Hilltown Township Police Department for the replacement of county portable radios & additional county mobile, local mobile, & local portable radios, conditioned upon Solicitor Approval.
 - g. Resolution 2026-25, Approval of an LSA grant submission on behalf of Hilltown Township Police Department for message/speed board trailers & a new JAMAR traffic data collection unit, conditioned upon Solicitor Approval.
 - h. Resolution 2026-26, Approval of an LSA grant submission on behalf of Hilltown Township Volunteer Fire Company, conditioned upon Solicitor Approval.
11. Police Chief Update:
 - a. August Report.
 - b. Mill Road Speed Study.
12. Public Works Director Update:
 - a. Salt Bid for 2026-2027 Season.
 - b. PA One Call Update.

c. Telegraph Road Paving Project.

d. 2027 Dump Truck Update.

13. Parks and Recreation Update:

a. Budget Requests.

b. Hilltown Township Fall Fest.

14. Manager Update:

a. Update on Minsi and Rt 113 Temporary Traffic Light.

b. Draft Budget Discussion.

c. ZHB 2026-010 & ZHB 2026, 011 – September 23, 2026.

15. Supervisor's Comments:

16. Public Comment:

17. Press Conference:

18. Adjournment:

Time: _____

HILLTOWN TOWNSHIP PUBLIC COMMENT RULES

All Hilltown residents are encouraged to make comments to the Board of Supervisors. An individual has several opportunities to comment:

- “Public Comment on Agenda Items Only” (2 ½ minutes per individual)
- Immediately following any presentation and before possible Board action (2 ½ minutes per individual)
- “Public Comment” (5 minutes per individual)

Any person desiring to make public comment shall have only one comment period for each of the opportunities regardless of actual time used for public comment. Any person desiring to make public comment shall be required to abide by the following rules:

- The Chairperson of the Board shall preside over Public Comments.
- Once acknowledged by the Chairperson, the individual shall proceed to the podium and speak clearly into the microphone and shall identify himself/herself by name and location of residences or by firm.
- Written record of “Public Comment” can only be produced when speaking into the microphone. Written record of “Public Comment” will not be produced when speaking to public assembled at meeting.
- The individual shall address their comments to the Board as a whole entity. The polling of or debating with an individual Supervisor is not permitted.
- The individual shall address their comments to the professional appointees of the Board or Township employees only with the permission of the Chairperson.
- The Township Manager shall enforce these public comment rules by announcing “One (1) Minute Remaining” and “Time Expired.”
- The only exception to these procedures is Press and Media Time and/or Press Conference. Detailed minutes are not provided for Press Conference.

- i. Adopted: January 2, 1997
- ii. Revised: November 23, 1998
- iii. Revised: August 9, 1999
- iv. Revised: June 26, 2006

MINUTES

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
MONDAY, AUGUST 24, 2026**

The regular scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Caleb Torrice at 7:01 PM and opened with the Pledge of Allegiance. Also present were Vice Chairman James Groff, Supervisor Joseph Metzinger, Hilltown Township Manager Dr. Deanna Ferry, Township Solicitor Jack Wuerstle, Township Engineer Timothy Fulmer, Chief of Police Christopher Engelhart, and Public Works Director Budd Hutchinson.

1. ANNOUNCEMENTS:

- a. Executive Session: Chairman Torrice announced that an Executive Session took place prior to the start of tonight's meeting to discuss personnel and legal matters.

2. PUBLIC COMMENT ON AGENDA ITEMS: None.

3. CONSENT AGENDA:

- a. Minutes of July 27, 2026, Board of Supervisors Meeting
b. Bills List:
 i. August 4, 2026
 ii. August 11, 2026
 iii. August 18, 2026
 iv. August 25, 2026

Motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried out unanimously to approve items 'a' through 'b' as written. There was no public comment.

4. CONFIRMED APPOINTMENT: None.

5. BOARD APPOINTMENTS: None.

6. LEGAL: Solicitors Report: None.

7. PLANNING:

- a. Vielhauer Minor Subdivision: Township Engineer Timothy Fulmer advised the Board that the Planning Commission recommended that the Board considers preliminary/ final approval of the property subject to compliance with the August 5, 2026. After a brief discussion, motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and passed unanimously to approve the preliminary and final approval of the property subject to complying with all items contained in the Wynn letter dated August 5, 2026 as well as the \$5,000.00 capital contribution in lieu of street improvements.

8. ENGINEERING: None.

9. UNFINISHED BUSINESS: None.

10. NEW BUSINESS:

- a. Phillips and Donovan Presentation of Municipal Building Renovation Options: Township Manager Dr. Ferry introduced representatives from Phillips Donovan, including Joe Phillips and Project Manager Jim Linkse, who presented three options for the municipal building renovations. Dr. Ferry noted the need for renovations, as health and safety upgrades have not been improved since the facility opened. Following discussion, the Board determined that Option Three best meets the Township's needs, with renovations to be completed in phases beginning with the police department area to distribute costs over several years. A motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and unanimously carried.
- b. ChalBrit EMS Presentation from Chief Clifford Mungavin: ChalBrit EMS Chief Clifford Mungavin provided an update regarding ChalBrit's current financial position and the status of the ongoing audit. Deputy Chief Justin Tuttle and Vice President Michael Heffrom were also in attendance and participated in the discussion. Following discussion, no formal motion was made, but Chief Mungavin agreed to provide and present on the documentation previously requested at the next meeting.
- c. Update on Open Space Program Re-Authorization: Township Solicitor Jack Wuerstle reviewed the process for reinstating the Open Space Program and advised that placing the matter on the ballot by referendum would be the appropriate course of action. Following discussion, the Board determined that further consideration and discussion should take place prior to proceeding with a referendum on the matter.
- d. Hot Rods for Homeless Vets Car Show Community Event Application: Dr. Ferry provided an overview of the event and advised that this is the second consecutive year it will be taking place. Following a brief discussion, a motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and carried out unanimously to approve the Hot Rods for Homeless Vets Car Show Community Event to be held September 26, 2026.
- e. Motion to approve H&K extended hours for the month of September: Dr. Ferry noted that H&K is requesting an extension of hours for the month of September. Motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried out unanimously to approve the extension of hours for Chalfont Asphalt and Quarry to operate between the hours of 6:30pm – 6:30am, Monday through Saturday, between September 1 and September 30, 2026, excluding holidays and private contractors.
- f. Resolution 2026-21, Approval of the 2026 Bucks County Hazard Mitigation Plan: Dr. Ferry presented Resolution No. 2026-21 and explained that the resolution has been a work in progress over the past several months, which confirms the Township's adoption of the Bucks County Hazard Mitigation Plan as the Township's official plan. Following brief discussion, a motion was made by Vice Chairman Groff and seconded by

Supervisor Metzinger to approve Resolution 2026-21, Approval of the 2026 Bucks County Hazard Mitigation Plan.

- g. LSA Assistance to Hilltown Township Volunteer Fire Company: Dr. Ferry provided a follow-up regarding the request presented at the July meeting. She reported that due to scheduling conflict the meeting had not yet occurred; however, a meeting has been scheduled for September. Dr. Ferry stated that she will provide an update following that meeting. She further noted that Deep Run Sports has requested that an LSA application be completed on their behalf.
- h. Board of Supervisors 2027 Budget Discussion: Supervisor Metzinger emphasized the importance of careful budget planning, particularly in light of the ongoing discussions regarding EMS and fire service funding. He also discussed the potential addition of more formal emergency management resources through a new position in the Township.
- i. Conditional Use Provisions: Solicitor Wuerstle discussed the Conditional Use Provisions and the increased development pressure within the municipality. He noted that the provisions should be reviewed and updated to address current development conditions and anticipated future needs. The Board agreed to consider for the future.

11. POLICE CHIEF UPATE:

- a. July Report: Chief of Police Christopher Engelhart reported there were 37 incidents, 6 criminal arrests, 7 criminal offenses, 2 citations, 2 warnings, and 3 traffic accidents within Silverdale Borough. Chief Engelhart reported there were 829 incidents with 61 criminal offenses and 29 arrests, 87 citations, 108 warnings, and 44 accidents, 27 of which were not reportable and 17 reportable with 2 accidents being DUI related within Hilltown Township. He noted there just under 120 hours of training, approximately 12,379 miles traveled and 100 hours overtime with 67 hours reimbursed.
- b. Update on Mill Road Speed Study: Chief Engelhart presented the current findings regarding Mill Road, noting that five traffic accidents have occurred in the area over the past three years. He stated that he will provide the related memorandum to Dr. Ferry for review.

Chief Engelhart presented the June bus patrol report, noting that 10 violations were reviewed and all 10 were approved. At the start of the school year, he reported that patrols will be conducted in areas with higher rates of violations to ensure that offending drivers are identified and issued citations right away. Chief Engelhart also expressed his appreciation to the Board for its consideration regarding the municipal building renovations.

12. PUBLIC WORKS DIRECTOR UPDATE:

- a. Salt Order Update: Public Works Director Bud Hutchinson reported that bids for road salt have been received and noted a \$10 per ton increase in pricing.

- b. Leaf Collection Update: Mr. Hutchinson reported that leaf collection will begin on November 4, 2026. He explained that establishing a specific collection schedule is challenging due to weather and the high level of service provided, with collection operations occurring five days per week.
- c. Sunny Day Event Participation: Mr. Hutchinson announced an upcoming voluntary community event scheduled for October 17, 2026, hosted by the Pennsylvania State Police and the Dublin Fire Company. The department will participate in the Touch-a-Truck event, providing vehicles and their time.

Mr. Hutchinson shared that the department was able to raise money to support two kids in need at Grasse Elementary, providing school supplies and gift cards materials for the start of school.

13. PARKS AND RECREATION UPDATE:

- a. Chaiman Torrice reported that, although no meeting was held, the first Movie in the Park event was successfully conducted. He expressed his satisfaction with the event and was pleased with the overall outcome.

14. MANAGER UPDATE:

- a. Update on Minsi and Rt 113: Dr. Ferry reported that PennDOT provided an update to the traffic engineer indicating that the review of the proposed temporary traffic signal will proceed expeditiously in an effort to minimize the installation timeframe and allow for optimal use prior to the anticipated roundabout planning at the beginning of the year. She further reported that a vendor has been secured for the installation and that the project is awaiting approval from PennDOT to proceed.
- b. Upcoming Blood Drive: Dr. Ferry announced that the Township's next community event, a Blood Drive, will be held on August 27, 2026, from 10:00 a.m. to 3:00 p.m. in the meeting room. The event is being sponsored by the American Red Cross.

15. SUPERVISOR'S COMMENTS: Vice Chairman Groff discussed agenda items and the timeframe for submitting additions. Dr. Ferry noted that, historically, all agenda item requests are received by Wednesday for distribution of the agenda and packet by Friday, but confirmed a draft agenda could be circulated on Thursday if requested. The Board confirmed that agenda items would be sent by Wednesday, requested agenda drafts by Thursday, and accepted that the packets would be provided by Friday's before the meeting.

16. PUBLIC COMMENT: Resident Chuck Kulesza, inquired whether phasing the municipal building construction would have an impact on availability or eligibility for grant funding. Dr. Ferry explained that grant opportunities may vary depending on the scope and timing of the renovations. She noted that having approximately 75% of the renovation cost covered through grant funding would be ideal. Mr. Kulesza also shared his thoughts regarding other agenda items, including Conditional Use provisions and Open Space.

The Fire Chief of the Souderton Perseverance Volunteer Fire Company provided details regarding the upcoming anniversary celebration, as well as an additional community event scheduled for the upcoming weekend.

17. PRESS CONFERENCE: None.
18. ADJOURMENT: Upon motion from Vice Chairman Groff, seconded by Supervisor Metzinger, and carried unanimously, the August 24, 2026, Hilltown Township Board of Supervisors meeting was adjourned at 9:01 PM.

Respectfully submitted,

Deanna Ferry
Township Manager

(*NOTE: These minutes were transcribed from notes and recordings and should not be considered official until approved by the Board of Supervisors at a public meeting).

BILLS LIST



HILLTOWN TOWNSHIP

BILLS LIST SUMMARY

AUGUST 20, 2026 to AUGUST 26, 2026

DUE DATE - SEPTEMBER 1, 2026

General Fund	\$	17,766.76
Fire Fund	\$	0.00
Park & Recreation Fund	\$	361.97
Capital Reserve Fund	\$	0.00
Recreation Capital Fund	\$	0.00
Open Space Fund	\$	0.00
Stormwater Systems Fund	\$	0.00
Road Equipment Fund	\$	0.00
State Highway Aid Fund	\$	0.00
Escrow Fund	\$	2,349.85
Total All Funds	\$	20,478.58

Printed By: David Boscola

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO #	1099 Urg	Bank #	Reference	Description	Invoice Amt
Vendor #: ACUITY (ACUITY SPECIALTY PRODUCTS INC)									
9013208462	08/20/26	08/20/26	0 % 0 NET 0		0	1 1		ADMIN/PW SUPPLIES	795.92
ACUITY: 1 Record(s)									
								Total for ACUITY :	795.92
Vendor #: ARMOUR (ARMOUR & SONS ELECTRIC, INC.)									
910051102	08/18/26	08/18/26	0 % 0 NET 0		7	1 1		HILLTOWN & LIMEKILN	370.00
910051103	08/18/26	08/18/26	0 % 0 NET 0		7	1 1		RT 309 & ORVILLA	518.80
910051113	08/21/26	08/21/26	0 % 0 NET 0		7	1 1		113 & DIAMOND	1,430.00
ARMOUR: 3 Record(s)									
								Total for ARMOUR :	2,318.80
Vendor #: ASSOCIATED (Associated Imaging Solutions, Inc.)									
INV575495	08/25/26	08/25/26	0 % 0 NET 0		0	1 1		TONER	11.20
ASSOCIATED: 1 Record(s)									
								Total for ASSOCIATED :	11.20
Vendor #: COMCAST (Comcast)									
73067-081626	08/16/26	08/16/26	0 % 0 NET 0		0	1 1		ADMIN INTERNET 8/26-9	159.57
COMCAST: 1 Record(s)									
								Total for COMCAST :	159.57
Vendor #: DE LAGE (DE LAGE LANDEN)									
598415740	08/21/26	08/21/26	0 % 0 NET 0		0	1 1		COPIERS 8/15-9/14/26	738.13
DE LAGE: 1 Record(s)									
								Total for DE LAGE :	738.13
Vendor #: EAS WATER (EAS WATER COFFEE PAPER INC)									
5370660	08/20/26	08/20/26	0 % 0 NET 0		0	1 1		WATER DELIVERY	108.00
EAS WATER: 1 Record(s)									
								Total for EAS WATER :	108.00
Vendor #: EASTERN (EASTERN WAREHOUSE DISTRUBTORS, LLC)									
5CN129825	08/17/26	08/17/26	0 % 0 NET 0		0	1 1		CORE RETURN	-7.50
5IV1104058	08/17/26	08/17/26	0 % 0 NET 0		0	1 1		FILTERS 410L	356.45
5IV1105797	08/20/26	08/20/26	0 % 0 NET 0		0	1 1		FILTERS 55	182.18
5IV1105800	08/20/26	08/20/26	0 % 0 NET 0		0	1 1		FILTERS 55	52.28
EASTERN: 4 Record(s)									
								Total for EASTERN :	583.41
Vendor #: ECYNBRO (ECYNBRO TRUCKING)									
64888	08/24/26	08/24/26	0 % 0 NET 0		0	1 1		CURB REPLACEMENT T	525.26
ECYNBRO: 1 Record(s)									
								Total for ECYNBRO :	525.26
Vendor #: GT&E (GT&E LLC)									
PSO636233-1	08/20/26	08/20/26	0 % 0 NET 0		0	1 1		PARTS SKIDSTEER	351.92
GT&E: 1 Record(s)									
								Total for GT&E :	351.92
Vendor #: IT BUSI (IT BUSINESS SOLUTIONS, INC.)									
6374	08/19/26	08/19/26	0 % 0 NET 0		7	1 1		UPS BATTERY	239.00
IT BUSI: 1 Record(s)									
								Total for IT BUSI :	239.00
Vendor #: LANDIS (LANDIS BLOCK AND CONCRETE)									
112561	08/24/26	08/24/26	0 % 0 NET 0		0	1 1		CURB REPLACEMENT T	861.00
LANDIS: 1 Record(s)									
								Total for LANDIS :	861.00
Vendor #: LITTLES (ROBERT E. LITTLE, INC.)									
05-1287859	08/17/26	08/17/26	0 % 0 NET 0		0	1 1		FILTERS 410L	193.67
05-1288733	08/20/26	08/20/26	0 % 0 NET 0		0	1 1		HYDRAULIC FLUID 333C	208.27
LITTLES: 2 Record(s)									
								Total for LITTLES :	401.94
Vendor #: NYCO (NYCO CORPORATION)									
2606720	08/20/26	08/20/26	0 % 0 NET 0		0	1 1		PARTS SKIDSTEER	184.58
NYCO: 1 Record(s)									
								Total for NYCO :	184.58

Printed By: David Boscola

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO #	1099 Urg	Bank #	Reference	Description	Invoice Amt
Vendor #: PPL (PPL ELECTRIC UTILITIES)									
0972020009-081826	08/18/26	08/18/26	0 % 0 NET 0		0	1 1		CALLOWHILL BLINKER	27.32
1772020006-081826	08/18/26	08/18/26	0 % 0 NET 0		0	1 1		CALLOWHILL FLASHER	27.22
3663759003-081826	08/18/26	08/18/26	0 % 0 NET 0		0	1 1		PW BLDG	395.22
3732020006-081826	08/18/26	08/18/26	0 % 0 NET 0		0	1 1		ADMIN/PD BLDG	1,939.38
4131835002-081726	08/17/26	08/17/26	0 % 0 NET 0		0	1 1		E WALNUT & APPLEWOOD	43.66
4399887000-081326	08/13/26	08/13/26	0 % 0 NET 0		0	1 1		DIAMOND & GLENWOOD	43.56
7592025009-081826	08/18/26	08/18/26	0 % 0 NET 0		0	1 1		PW POLE BARN	75.34
8012025006-081826	08/18/26	08/18/26	0 % 0 NET 0		0	1 1		RT 113 & CALLOWHILL	41.52
9269679011-081826	08/18/26	08/18/26	0 % 0 NET 0		0	1 1		PD RADIO SHELTER	31.99
9475020000-081826	08/18/26	08/18/26	0 % 0 NET 0		0	1 1		GREEN ST N OF FAIRHILL	28.20
PPL: 10 Record(s)									
								Total for PPL :	2,653.41
Vendor #: PSATS (PSATS)									
042026B	04/20/26	04/20/26	0 % 0 NET 0		0	1 1		UC PMT 1Q 2026	10.80
PSATS: 1 Record(s)									
								Total for PSATS :	10.80
Vendor #: STANDARD (STANDARD INSURANCE COMPANY)									
629897-081726	08/17/26	08/17/26	0 % 0 NET 0		0	1 1		LIFE/STD/LTD SEP 26	4,524.98
STANDARD: 1 Record(s)									
								Total for STANDARD :	4,524.98
Vendor #: SUBURBAN (SUBURBAN PROPANE)									
2751-610987	08/24/26	08/24/26	0 % 0 NET 0		0	1 1		DIESEL DELIVERY	1,003.93
SUBURBAN: 1 Record(s)									
								Total for SUBURBAN :	1,003.93
Vendor #: TRM (TELFORD RECYCLING & MATERIALS)									
13996	08/19/26	08/19/26	0 % 0 NET 0		0	1 1		CURB REPLACEMENT T	100.00
TRM: 1 Record(s)									
								Total for TRM :	100.00
Vendor #: VERIZON (VERIZON WIRELESS)									
6150522140	08/07/26	08/07/26	0 % 0 NET 0		0	1 1		PD BROADBAND 7/8-8/7/	330.12
6150522141	08/07/26	08/07/26	0 % 0 NET 0		0	1 1		CELL PHONES 7/8-8/7/26	550.98
VERIZON: 2 Record(s)									
								Total for VERIZON :	881.10
Vendor #: WAST (WM CORPORATE SERVICES, INC.)									
3654715-2093-9	08/17/26	08/17/26	0 % 0 NET 0		0	1 1		TRASH 8/1-8/15/26	1,313.81
WAST: 1 Record(s)									
								Total for WAST :	1,313.81
Report: 36 Record(s)									
								Total for this Report :	17,766.76

CRITERIA

Detail Report Sorted by Vendor # +
Invoice #Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment InvoicesFilter(s):
Entry Date: 08/26/26

PARK & RECREATION FUND
AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO #	1099	Urg	Bank #	Reference	Description	Invoice Amt
Vendor #: EASTERN (EASTERN WAREHOUSE DISTRIBUTORS, LLC)										
5IV1104068	08/17/26	08/17/26	0 % 0 NET 0		0		1 05		BATTERY MOWER	79.99
EASTERN: 1 Record(s)										
Total for EASTERN :										79.99
Vendor #: FUSION (FusionSite Pennsylvania LLC)										
PA61900	08/24/26	08/24/26	0 % 0 NET 0		0		1 05		CIVIC 8/23-9/19/26	281.98
FUSION: 1 Record(s)										
Total for FUSION :										281.98
Report: 2 Record(s)										
Total for this Report :										361.97

CRITERIA		
Detail Report Sorted by Vendor # + Invoice #	Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices	Filter(s): Entry Date: 08/26/26

ESCROW FUND
AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO #	1099 Urg Bank #	Reference	Description	Invoice Amt
Vendor #: 082526	STRZELECKI (CHRISTIAN STRZELECKI)	08/25/26	08/25/26	0 % 0 NET 0	0	1	ESCROW RELEASE	2,349.85
STRZELECKI: 1 Record(s)							Total for STRZELECKI :	2,349.85
Report: 1 Record(s)							Total for this Report :	2,349.85

CRITERIA		
Detail Report Sorted by Vendor # + Invoice #	Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices	Filter(s): Entry Date: 08/26/26



HILLTOWN TOWNSHIP

BILLS LIST SUMMARY

AUGUST 27, 2026 to SEPTEMBER 2, 2026

DUE DATE - SEPTEMBER 8, 2026

General Fund	\$	177,098.15
Fire Fund	\$	0.00
Park & Recreation Fund	\$	195.08
Capital Reserve Fund	\$	0.00
Recreation Capital Fund	\$	4,144.00
Open Space Fund	\$	0.00
Stormwater Systems Fund	\$	4,228.42
Road Equipment Fund	\$	0.00
State Highway Aid Fund	\$	14,937.37
Escrow Fund	\$	35,102.18
Total All Funds	\$	235,705.20

Printed By: David Boscola

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO #	1099 Urg Bank #	Reference	Description	Invoice Amt
Vendor #: ASSOCIATED (Associated Imaging Solutions, Inc.)								
INV576081	09/01/26	09/01/26	0 % 0 NET 0		0 1 1		COPIES AUG 26	169.16
ASSOCIATED: 1 Record(s)								Total for ASSOCIATED : 169.16
Vendor #: AWT (A WOMAN'S TOUCH CLEANING SERVICES)								
INV-000307	09/01/26	09/01/26	0 % 0 NET 0		0 1 1		OFFICE CLEANING AUG	1,500.00
AWT: 1 Record(s)								Total for AWT : 1,500.00
Vendor #: BERGEYSINC (BERGEY'S INC)								
XA508051812	08/27/26	08/27/26	0 % 0 NET 0		0 1 1		SLACK ADJ #44	238.60
BERGEYSINC: 1 Record(s)								Total for BERGEYSINC : 238.60
Vendor #: COMCAST (Comcast)								
40439-081726	08/17/26	08/17/26	0 % 0 NET 0		0 1 1		PD TV BOXES 8/30-9/29/2	31.30
COMCAST: 1 Record(s)								Total for COMCAST : 31.30
Vendor #: DVHT (DELAWARE VALLEY HEALTH TRUST)								
32304	09/01/26	09/01/26	0 % 0 NET 0		0 1 1		MED/RX/DENTAL SEP 26	102,358.36
DVHT: 1 Record(s)								Total for DVHT : 102,358.36
Vendor #: EASTERN (EASTERN WAREHOUSE DISTRUBTORS, LLC)								
51V1108122	08/27/26	08/27/26	0 % 0 NET 0		0 1 1		FILTERS #47	46.90
51V1108126	08/27/26	08/27/26	0 % 0 NET 0		0 1 1		FILTERS #47	282.84
EASTERN: 2 Record(s)								Total for EASTERN : 329.74
Vendor #: H & K (H & K MATERIALS)								
52970	08/15/26	08/15/26	0 % 0 NET 0		0 1 1		CLEARVIEW/TWINBROC	14,712.98
53071	08/22/26	08/22/26	0 % 0 NET 0		0 1 1		SKUNK HOLLOW/BROA	16,597.88
H & K: 2 Record(s)								Total for H & K : 31,310.86
Vendor #: IT BUSI (IT BUSINESS SOLUTIONS, INC.)								
6365	08/31/26	08/31/26	0 % 0 NET 0		7 1 1		COMPUTER SETUP	356.25
6393	09/01/26	09/01/26	0 % 0 NET 0		7 1 1		IT SRVCS SEP 26	1,026.50
6394	09/01/26	09/01/26	0 % 0 NET 0		7 1 1		IT SRVCS SEP 26	853.00
IT BUSI: 3 Record(s)								Total for IT BUSI : 2,235.75
Vendor #: JERRYS (JERRYS AUTO BODY)								
28216	07/29/26	07/29/26	0 % 0 NET 0		7 1 1		REPAIR #49	22,059.98
JERRYS: 1 Record(s)								Total for JERRYS : 22,059.98
Vendor #: LANDIS (LANDIS BLOCK AND CONCRETE)								
51169	08/27/26	08/27/26	0 % 0 NET 0		0 1 1		EXPANSION JOINT	18.88
LANDIS: 1 Record(s)								Total for LANDIS : 18.88
Vendor #: MATTS HD (MATT'S HEAVY DUTY MOBILE DIAGNOSTICS)								
1020456	08/30/26	08/30/26	0 % 0 NET 0		0 1 1		ST INSP #47	129.00
MATTS HD: 1 Record(s)								Total for MATTS HD : 129.00
Vendor #: PPL (PPL ELECTRIC UTILITIES)								
2297020003-082526	08/25/26	08/25/26	0 % 0 NET 0		0 1 1		RT 113 & DIAMOND	36.94
4357019002-082526	08/25/26	08/25/26	0 % 0 NET 0		0 1 1		RICKERT RR2	27.22
4417019002-082526	08/25/26	08/25/26	0 % 0 NET 0		0 1 1		RICKERT RR2	27.22
5643894003-082726	08/27/26	08/27/26	0 % 0 NET 0		0 1 1		HILLTOWN & LIMEKILN	47.85
5893322001-082126	08/21/26	08/21/26	0 % 0 NET 0		0 1 1		DIAMOND FLASHING	28.51
9755023001-082126	08/21/26	08/21/26	0 % 0 NET 0		0 1 1		HILLTOWN & CALLOWE	40.94
PPL: 6 Record(s)								Total for PPL : 208.68
Vendor #: SHERWIN-3 (SHERWIN-WILLIAMS COMPANY)								
69213159960826	08/26/26	08/26/26	0 % 0 NET 0		0 1 1		BRIDGE PAINT	250.24
SHERWIN-3: 1 Record(s)								Total for SHERWIN-3 : 250.24
Vendor #: SIMONS (LLOYD J. SIMONS CONCRETE, INC.)								
082726	08/27/26	08/27/26	0 % 0 NET 0		0 1 1		CURB REPLACEMENT T	2,897.70
SIMONS: 1 Record(s)								Total for SIMONS : 2,897.70

Printed By: David Boscola

AP Invoice Summary Report

<u>Invoice #</u>	<u>Inv Date</u>	<u>Post Date</u>	<u>Pay Term</u>	<u>PO #</u>	<u>1099 Urg Bank #</u>	<u>Reference</u>	<u>Description</u>	<u>Invoice Amt</u>
Vendor #: STARBRITE (STAR BRITE CAR WASH)								
HT69	09/01/26	09/01/26	0 % 0 NET 0		0 1 1		CAR DETAILING SEP 26	78.00
STARBRITE: 1 Record(s)								Total for STARBRITE : 78.00
Vendor #: SUBURBAN (SUBURBAN PROPANE)								
2751-611023	08/31/26	08/31/26	0 % 0 NET 0		0 1 1		DIESEL DELIVERY	940.43
SUBURBAN: 1 Record(s)								Total for SUBURBAN : 940.43
Vendor #: TIFCO (TIFCO INDUSTRIES)								
72227928	08/18/26	08/18/26	0 % 0 NET 0		0 1 1		SAFETY GLASSES	65.80
TIFCO: 1 Record(s)								Total for TIFCO : 65.80
Vendor #: US MUNICIP (U.S. MUNICIPAL SUPPLY, LLC)								
3002341	09/01/26	09/01/26	0 % 0 NET 0		0 1 1		SNAP RING TRACKLESS	108.59
US MUNICIP: 1 Record(s)								Total for US MUNICIP : 108.59
Vendor #: VERIZON NY (VERIZON)								
7518782230001-082726	08/27/26	08/27/26	0 % 0 NET 0		0 1 1		FIOS INTERNET 8/28-9/27	99.00
VERIZON NY: 1 Record(s)								Total for VERIZON NY : 99.00
Vendor #: WEX BANK (WEX BANK)								
114865736	08/31/26	08/31/26	0 % 0 NET 0		0 1 1		FUEL 8/1-8/31/26	7,719.91
WEX BANK: 1 Record(s)								Total for WEX BANK : 7,719.91
Vendor #: WYNN ASSOC (WYNN ASSOCIATES, INC.)								
15663	08/28/26	08/28/26	0 % 0 NET 0		7 1 1		ENGINEERING SRVCS 7/1	2,504.84
15665	08/28/26	08/28/26	0 % 0 NET 0		7 1 1		ENGINEERING SRVCS 7/1	1,843.33
WYNN ASSOC: 2 Record(s)								Total for WYNN ASSOC : 4,348.17
Report: 31 Record(s)								Total for this Report : 177,098.15

CRITERIA

Detail Report Sorted by Vendor # +
Invoice #Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment InvoicesFilter(s):
Entry Date: 09/02/26

PARK & RECREATION FUND
AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO #	1099 Urg	Bank #	Reference	Description	Invoice Amt
Vendor #: LITTLE (ROBERT E LITTLE, INC)									
05-1290652	08/27/26	08/27/26	0 % 0 NET 0	0	1	05		MISC PART	9.30
LITTLE: 1 Record(s)									
Total for LITTLE :									9.30
Vendor #: PPL (PPL ELECTRIC UTILITIES)									
9635020002-082126	08/21/26	08/21/26	0 % 0 NET 0	0	1	05		CIVIC PARK	185.78
PPL: 1 Record(s)									
Total for PPL :									185.78
Report: 2 Record(s)									
Total for this Report :									195.08

CRITERIA

Detail Report Sorted by Vendor # +
Invoice #

Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment Invoices

Filter(s):
Entry Date: 09/02/26

RECREATION CAPITAL FUND
AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO #	1099 Urg Bank #	Reference	Description	Invoice Amt
Vendor #:	WYNN ASSOC (WYNN ASSOCIATES)							
15666	08/28/26	08/28/26	0 % 0 NET 0	7	1 31		ENGINEERING SRVCS 7/.	1,144.00
15667	08/28/26	08/28/26	0 % 0 NET 0	7	1 31		ENGINEERING SRVCS 7/.	3,000.00
WYNN ASSOC: 2 Record(s)							Total for WYNN ASSOC :	4,144.00
Report: 2 Record(s)							Total for this Report :	4,144.00

CRITERIA		
Detail Report Sorted by Vendor # + Invoice #	Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices	Filter(s): Entry Date: 09/02/26

Printed By: David Boscola

AP Invoice Summary Report

<u>Invoice #</u>	<u>Inv Date</u>	<u>Post Date</u>	<u>Pay Term</u>	<u>PO #</u>	<u>1099 Urg Bank #</u>	<u>Reference</u>	<u>Description</u>	<u>Invoice Amt</u>
Vendor #:	WYNN ASSOC (WYNN ASSOCIATES, INC)							
15664	08/28/26	08/28/26	0 % 0 NET 0	7	1 33		ENGINEERING SRVCS 7/.	1,671.69
15668	08/28/26	08/28/26	0 % 0 NET 0	7	1 33		ENGINEERING SRVCS 7/.	2,556.73
WYNN ASSOC: 2 Record(s)							Total for WYNN ASSOC :	4,228.42
Report: 2 Record(s)							Total for this Report :	4,228.42

CRITERIADetail Report Sorted by Vendor # +
Invoice #Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment InvoicesFilter(s):
Entry Date: 09/02/26

Printed By: David Boscola

AP Invoice Summary Report

<u>Invoice #</u>	<u>Inv Date</u>	<u>Post Date</u>	<u>Pay Term</u>	<u>PO #</u>	<u>1099 Urg Bank #</u>	<u>Reference</u>	<u>Description</u>	<u>Invoice Amt</u>
Vendor #:	ETC (ESTABLISHED TRAFFIC CONTROL)							
28823	08/27/26	08/27/26	0 % 0 NET 0	0	1 35		ROAD SIGNS	9,994.23
28896	08/31/26	08/31/26	0 % 0 NET 0	0	1 35		CHANNEL POSTS/HARD	4,943.14
ETC: 2 Record(s)							Total for ETC :	14,937.37
Report: 2 Record(s)							Total for this Report :	14,937.37

CRITERIADetail Report Sorted by Vendor # +
Invoice #Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment InvoicesFilter(s):
Entry Date: 09/02/26

ESCROW FUND
AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO #	1099 Urg	Bank #	Reference	Description	Invoice Amt
Vendor #: CORK (CORK COUNTY HOMES LLC)									
081826	08/18/26	08/18/26	0 % 0 NET 0		0	1		ESCROW RELEASE	24,814.90
CORK: 1 Record(s)									Total for CORK : 24,814.90
Vendor #: WYNN ASSOC (WYNN ASSOCIATES, INC.)									
15669-15702	08/28/26	08/28/26	0 % 0 NET 0		7	192		ENGINEERING SRVCS 7/	10,287.28
WYNN ASSOC: 1 Record(s)									Total for WYNN ASSOC : 10,287.28
Report: 2 Record(s)									Total for this Report : 35,102.18

CRITERIA		
Detail Report Sorted by Vendor # + Invoice #	Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices	Filter(s): Entry Date: 09/02/26



HILLTOWN TOWNSHIP

BILLS LIST SUMMARY

SEPTEMBER 3, 2026 to SEPTEMBER 9, 2026

DUE DATE - SEPTEMBER 15, 2026

General Fund	\$	36,581.74
Fire Fund	\$	0.00
Park & Recreation Fund	\$	1,646.66
Capital Reserve Fund	\$	0.00
Recreation Capital Fund	\$	0.00
Open Space Fund	\$	0.00
Stormwater Systems Fund	\$	0.00
Road Equipment Fund	\$	0.00
State Highway Aid Fund	\$	0.00
Escrow Fund	\$	0.00
Total All Funds	\$	38,228.40

Printed By: David Boscola

AP Invoice Summary Report

<u>Invoice #</u>	<u>Inv Date</u>	<u>Post Date</u>	<u>Pay Term</u>	<u>PO #</u>	<u>1099 Urg Bank #</u>	<u>Reference</u>	<u>Description</u>	<u>Invoice Amt</u>
Vendor #: A GIULIANI (A GIULIANI CONTRACTORS)								
26-2	09/08/26	09/08/26	0 % 0 NET 0		0 1 1		TACK TRUCK BROAD ST	1,490.50
A GIULIANI: 1 Record(s)								Total for A GIULIANI : 1,490.50
Vendor #: ARMOUR (ARMOUR & SONS ELECTRIC, INC.)								
910051134	08/28/26	08/28/26	0 % 0 NET 0		7 1 1		RT 113 & CALLOWHILL	338.80
910051162	08/28/26	08/28/26	0 % 0 NET 0		7 1 1		RT 113 & SOUDERTON ST	613.80
ARMOUR: 2 Record(s)								Total for ARMOUR : 952.60
Vendor #: BARRY ISET (BARRY ISETT & ASSOCIATES INC.)								
0214597	08/11/26	08/11/26	0 % 0 NET 0		7 1 1		BLDG/CODE SRVCS JUL	12,716.25
BARRY ISET: 1 Record(s)								Total for BARRY ISET : 12,716.25
Vendor #: BERKHEIMER (H. A. BERKHEIMER, INC.)								
0046570036-083126	08/31/26	08/31/26	0 % 0 NET 0		0 1 1		EIT COMM AUG 26	13.75
BERKHEIMER: 1 Record(s)								Total for BERKHEIMER : 13.75
Vendor #: CAPASSO (Capasso Pest Services, LLC)								
3628	09/04/26	09/04/26	0 % 0 NET 0		7 1 1		PEST CONTROL SEP 26	110.00
CAPASSO: 1 Record(s)								Total for CAPASSO : 110.00
Vendor #: CODY (CODY SYSTEMS)								
13281	09/01/26	09/01/26	0 % 0 NET 0		0 1 1		PATHFINDER LICENSE	532.00
CODY: 1 Record(s)								Total for CODY : 532.00
Vendor #: COOPERS (COOPERSBURG KENWORTH)								
02P40160	09/01/26	09/01/26	0 % 0 NET 0		0 1 1		CHAMBER BRAKE #48	238.56
02P40248	09/02/26	09/02/26	0 % 0 NET 0		0 1 1		PARTS #48	41.24
COOPERS: 2 Record(s)								Total for COOPERS : 279.80
Vendor #: GOOD (GOOD PLUMBING, HEATING, AIR COND., INC.)								
147523015	08/18/26	08/18/26	0 % 0 NET 0		7 1 1		HVAC REPAIRS	203.75
148024671	08/24/26	08/24/26	0 % 0 NET 0		7 1 1		HVAC REPAIRS	781.25
GOOD: 2 Record(s)								Total for GOOD : 985.00
Vendor #: H & K (H & K MATERIALS)								
53175	08/31/26	08/31/26	0 % 0 NET 0		0 1 1		CURB REPLACEMENT T	132.48
53176	08/31/26	08/31/26	0 % 0 NET 0		0 1 1		CURB REPLACEMENT T	157.53
H & K: 2 Record(s)								Total for H & K : 290.01
Vendor #: HOME (HOME DEPOT CREDIT SERVICES)								
#3795-082826	08/28/26	08/28/26	0 % 0 NET 0		0 1 1		CC PMT 7/29-8/28/26	1,121.03
HOME: 1 Record(s)								Total for HOME : 1,121.03
Vendor #: LANDIS (LANDIS BLOCK AND CONCRETE)								
51613	09/02/26	09/02/26	0 % 0 NET 0		0 1 1		CURB REPAIR	406.36
LANDIS: 1 Record(s)								Total for LANDIS : 406.36
Vendor #: LAPPS (LAPP'S LANDSCAPE PRODUCTS)								
7291	09/01/26	09/01/26	0 % 0 NET 0		0 1 1		TOPSOIL	300.00
LAPPS: 1 Record(s)								Total for LAPPS : 300.00
Vendor #: NYCO (NYCO CORPORATION)								
2607025	08/31/26	08/31/26	0 % 0 NET 0		0 1 1		PARTS PRESSURE WASH	26.26
NYCO: 1 Record(s)								Total for NYCO : 26.26
Vendor #: PAONECALL (PENNSYLVANIA ONE CALL SYSTEM, INC.)								
1183469	08/31/26	08/31/26	0 % 0 NET 0		0 1 1		MONTHLY FEE AUG 26	82.92
PAONECALL: 1 Record(s)								Total for PAONECALL : 82.92
Vendor #: PECO (PECO ENERGY COMPANY)								
1313324000-090226	09/02/26	09/02/26	0 % 0 NET 0		0 1 1		RT 309	39.32
PECO: 1 Record(s)								Total for PECO : 39.32

Printed By: David Boscola

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO #	1099 Urg	Bank #	Reference	Description	Invoice Amt
Vendor #: PPL (PPL ELECTRIC UTILITIES)									
5124549001-083126	08/31/26	08/31/26	0 % 0 NET 0		0	1 1		STREET LIGHTS	223.04
6978023000-082626	08/26/26	08/26/26	0 % 0 NET 0		0	1 1		HILLTOWN & SWARTLE'	28.00
7415128001-082626	08/26/26	08/26/26	0 % 0 NET 0		0	1 1		HILLTOWN FLASHER	28.29
PPL: 3 Record(s)									
									Total for PPL : 279.33
Vendor #: REESES (REESE'S GARAGE, INC.)									
70765	08/07/26	08/07/26	0 % 0 NET 0		7	1 1		STARTER/ALT 36-09	1,505.40
70816	08/10/26	08/10/26	0 % 0 NET 0		7	1 1		OIL CHNG 36-11	320.25
70828	08/19/26	08/19/26	0 % 0 NET 0		7	1 1		ST INSP 36-08	1,150.10
70875	08/18/26	08/18/26	0 % 0 NET 0		7	1 1		OIL CHNG 36-06	549.82
70919	08/28/26	08/28/26	0 % 0 NET 0		7	1 1		ST INSP 36-04	546.04
70962	08/28/26	08/28/26	0 % 0 NET 0		7	1 1		ST INSP #55	41.08
70969	08/28/26	08/28/26	0 % 0 NET 0		7	1 1		ST INSP TACTICAL VAN	41.08
REESES: 7 Record(s)									
									Total for REESES : 4,153.77
Vendor #: RICHTER (RICHTER TOTAL OFFICE)									
WO-30054-1	08/21/26	08/21/26	0 % 0 NET 0		0	1 1		OFFICE SUPPLIES	212.68
WO-30054-2	08/24/26	08/24/26	0 % 0 NET 0		0	1 1		HAND SOAP	21.32
RICHTER: 2 Record(s)									
									Total for RICHTER : 234.00
Vendor #: SUBURBAN (SUBURBAN PROPANE)									
2751-655215	09/08/26	09/08/26	0 % 0 NET 0		0	1 1		DIESEL DELIVERY	548.18
SUBURBAN: 1 Record(s)									
									Total for SUBURBAN : 548.18
Vendor #: SW&B PC (SUSANIN WIDMAN & BRENNAN PC)									
1789D-071726	07/17/26	07/17/26	0 % 0 NET 0		0	1 1		LEGAL SRVCS JUN 26	9,429.50
1789D-082426	08/24/26	08/24/26	0 % 0 NET 0		0	1 1		LEGAL SRVCS JUL 26	1,617.00
SW&B PC: 2 Record(s)									
									Total for SW&B PC : 11,046.50
Vendor #: TOSHIBA (TOSHIBA AMERICA BUSINESS SOLUTIONS)									
3147374	08/31/26	08/31/26	0 % 0 NET 0		0	1 1		DS/COLOR RIBBON	231.00
TOSHIBA: 1 Record(s)									
									Total for TOSHIBA : 231.00
Vendor #: TRANSUNION (TransUnion Risk and Alternative)									
765283-202608-1	09/01/26	09/01/26	0 % 0 NET 0		0	1 1		PD MONTHLY AUG 26	100.00
TRANSUNION: 1 Record(s)									
									Total for TRANSUNION : 100.00
Vendor #: USA TODAY (USA TODAY MEDIA CORP)									
0007836787	08/31/26	08/31/26	0 % 0 NET 0		0	1 1		LEGAL ADS AUG 26	561.76
USA TODAY: 1 Record(s)									
									Total for USA TODAY : 561.76
Vendor #: WAST (WM CORPORATE SERVICES, INC.)									
3657339-2093-5	09/01/26	09/01/26	0 % 0 NET 0		0	1 1		TRASH 8/16-8/31/26	81.40
WAST: 1 Record(s)									
									Total for WAST : 81.40
Report: 38 Record(s)									
									Total for this Report : 36,581.74

CRITERIA

Detail Report Sorted by Vendor # +
Invoice #Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment InvoicesFilter(s):
Entry Date: 09/09/26

Printed By: David Boscola

AP Invoice Summary Report

<u>Invoice #</u>	<u>Inv Date</u>	<u>Post Date</u>	<u>Pay Term</u>	<u>PO #</u>	<u>1099 Urg Bank #</u>	<u>Reference</u>	<u>Description</u>	<u>Invoice Amt</u>
Vendor #:	FUSION (FusionSite Pennsylvania LLC)							
PA63776	09/09/26	09/09/26	0 % 0 NET 0		0 1 05		BLOOMING GLEN 9/9-10	143.75
FUSION: 1 Record(s)								Total for FUSION :
								143.75
Vendor #:	M & W (M & W PRECAST & CONSTRUCTION SUPPLY)							
97505	08/31/26	08/31/26	0 % 0 NET 0		0 1 05		INLET BOX	393.86
97532	08/31/26	08/31/26	0 % 0 NET 0		0 1 05		INLET BOX CREDIT	-126.85
M & W: 2 Record(s)								Total for M & W :
								267.01
Vendor #:	PAUL B (PAUL B MOYER & SONS INC.)							
49253	08/26/26	08/26/26	0 % 0 NET 0		0 1 05		MOWER PARTS	581.92
49723	09/01/26	09/01/26	0 % 0 NET 0		0 1 05		WHEEL & TIRE ASSEMB	653.98
PAUL B: 2 Record(s)								Total for PAUL B :
								1,235.90
Report: 5 Record(s)								Total for this Report :
								1,646.66

CRITERIADetail Report Sorted by Vendor # +
Invoice #Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment InvoicesFilter(s):
Entry Date: 09/09/26



HILLTOWN TOWNSHIP

BILLS LIST SUMMARY

SEPTEMBER 10, 2026 to SEPTEMBER 16, 2026

DUE DATE - SEPTEMBER 22, 2026

General Fund	\$	187,216.43
Fire Fund	\$	0.00
Park & Recreation Fund	\$	502.45
Capital Reserve Fund	\$	0.00
Recreation Capital Fund	\$	0.00
Open Space Fund	\$	0.00
Stormwater Systems Fund	\$	0.00
Road Equipment Fund	\$	0.00
State Highway Aid Fund	\$	0.00
Escrow Fund	\$	1,258.00
Total All Funds	\$	188,976.88

Printed By: David Boscola

AP Invoice Summary Report

<u>Invoice #</u>	<u>Inv Date</u>	<u>Post Date</u>	<u>Pay Term</u>	<u>PO #</u>	<u>1099 Urg Bank #</u>	<u>Reference</u>	<u>Description</u>	<u>Invoice Amt</u>
Vendor #: BARRY ISET (BARRY ISETT & ASSOCIATES INC.)								
0215608	09/09/26	09/09/26	0 % 0 NET 0		7 1 1		BLDG/CODE SRVCS AUC	12,138.75
BARRY ISET: 1 Record(s)								Total for BARRY ISET : 12,138.75
Vendor #: BERGEYSINC (BERGEY'S INC)								
2P131619	09/11/26	09/11/26	0 % 0 NET 0		0 1 1		SENSOR #49	224.93
BERGEYSINC: 1 Record(s)								Total for BERGEYSINC : 224.93
Vendor #: BOSCOLA (DAVID BOSCOLA)								
091126	09/11/26	09/11/26	0 % 0 NET 0		0 1 1		PETTY CASH	100.00
BOSCOLA: 1 Record(s)								Total for BOSCOLA : 100.00
Vendor #: COOPERS (COOPERSBURG KENWORTH)								
02P40299	09/02/26	09/02/26	0 % 0 NET 0		0 1 1		FILTERS #48	218.28
02P40787	09/09/26	09/09/26	0 % 0 NET 0		0 1 1		FILTERS #48	149.20
COOPERS: 2 Record(s)								Total for COOPERS : 367.48
Vendor #: DUBLIN RA (DUBLIN FIRE COMPANY RELIEF ASSOCIATION)								
091626	09/16/26	09/16/26	0 % 0 NET 0		0 1 1		VFRA STATE ALLOC 2026	33,786.76
DUBLIN RA: 1 Record(s)								Total for DUBLIN RA : 33,786.76
Vendor #: EAS WATER (EAS WATER COFFEE PAPER INC)								
5379564	09/09/26	09/09/26	0 % 0 NET 0		0 1 1		WATER DELIVERY	90.00
EAS WATER: 1 Record(s)								Total for EAS WATER : 90.00
Vendor #: EASTERN (EASTERN WAREHOUSE DISTRUBTORS, LLC)								
5IV1112445	09/09/26	09/09/26	0 % 0 NET 0		0 1 1		FILTERS #48	92.79
5IV1112449	09/09/26	09/09/26	0 % 0 NET 0		0 1 1		FILTERS	34.53
5IV1112451	09/09/26	09/09/26	0 % 0 NET 0		0 1 1		FILTERS	114.63
EASTERN: 3 Record(s)								Total for EASTERN : 241.95
Vendor #: GALCO (GALCO BUSINESS COMMUNICATIONS, INC.)								
94859	09/10/26	09/10/26	0 % 0 NET 0		0 1 1		PHONE MAINT SEP 26	610.56
GALCO: 1 Record(s)								Total for GALCO : 610.56
Vendor #: GRIM (GRIM, BIEHN & THATCHER)								
244875	08/31/26	08/31/26	0 % 0 NET 0		7 1 1		UCC APPEAL PHILA GLII	1,221.00
GRIM: 1 Record(s)								Total for GRIM : 1,221.00
Vendor #: H & K (H & K MATERIALS)								
53274	09/06/26	09/06/26	0 % 0 NET 0		0 1 1		CURB REPAIR STEEPLEE	78.38
H & K: 1 Record(s)								Total for H & K : 78.38
Vendor #: HILLTOWNRA (HILLTOWN TOWNSHIP FIRE CO., RELIEF ASSOC)								
091626	09/16/26	09/16/26	0 % 0 NET 0		0 1 1		VFRA STATE ALLOC 2026	43,591.36
HILLTOWNRA: 1 Record(s)								Total for HILLTOWNRA : 43,591.36
Vendor #: LITTLES (ROBERT E. LITTLE, INC.)								
05-1293591	09/10/26	09/10/26	0 % 0 NET 0		0 1 1		EQUIP PARTS	150.94
LITTLES: 1 Record(s)								Total for LITTLES : 150.94
Vendor #: MATTS HD (MATT'S HEAVY DUTY MOBILE DIAGNOSTICS)								
1020548	09/10/26	09/10/26	0 % 0 NET 0		0 1 1		ST INSP #48	129.00
MATTS HD: 1 Record(s)								Total for MATTS HD : 129.00
Vendor #: MG FINANCL (MG FINANCIAL)								
39781	09/16/26	09/16/26	0 % 0 NET 0		0 1 1		POSTBASE 4Q 26	75.00
MG FINANCL: 1 Record(s)								Total for MG FINANCL : 75.00
Vendor #: NF LANDIS (N.F. LANDIS & SON INC.)								
S00024653	06/11/26	06/11/26	0 % 0 NET 0		0 1 1		ELEC DRYER	569.99
NF LANDIS: 1 Record(s)								Total for NF LANDIS : 569.99
Vendor #: PERKASIE R (PERKASIE FIRE COMPANY RELIEF ASSOC.)								
091626	09/16/26	09/16/26	0 % 0 NET 0		0 1 1		VFRA STATE ALLOC 2026	4,879.28
PERKASIE R: 1 Record(s)								Total for PERKASIE R : 4,879.28

Printed By: David Boscola

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO #	1099 Urg	Bank #	Reference	Description	Invoice Amt
Vendor #: PPL (PPL ELECTRIC UTILITIES)									
0740053007-083126	08/31/26	08/31/26	0 % 0 NET 0		0	1 1		STREET LIGHTS	4,452.43
8043024002-090326	09/03/26	09/03/26	0 % 0 NET 0		0	1 1		RT 309 & ORVILLA	62.23
8063024008-090326	09/03/26	09/03/26	0 % 0 NET 0		0	1 1		S EXIT TO WALMART	56.70
PPL: 3 Record(s)									
								Total for PPL :	4,571.36
Vendor #: SELL. R.A. (SELLERSVILLE FIRE DEPT. RELIEF ASSOC.)									
091626	09/16/26	09/16/26	0 % 0 NET 0		0	1 1		VFRA STATE ALLOC 2020	9,981.06
SELL. R.A.: 1 Record(s)									
								Total for SELL. R.A. :	9,981.06
Vendor #: SILVER RA (SILVERDALE FIRE COMPANY RELIEF ASSOC.)									
091626	09/16/26	09/16/26	0 % 0 NET 0		0	1 1		VFRA STATE ALLOC 2020	43,499.30
SILVER RA: 1 Record(s)									
								Total for SILVER RA :	43,499.30
Vendor #: SOUDER RA (SOUDERTON FIRE COMPANY RELIEF ASSOC.)									
091626	09/16/26	09/16/26	0 % 0 NET 0		0	1 1		VFRA STATE ALLOC 2020	10,004.08
SOUDER RA: 1 Record(s)									
								Total for SOUDER RA :	10,004.08
Vendor #: SUBURBAN (SUBURBAN PROPANE)									
2751-611062	09/14/26	09/14/26	0 % 0 NET 0		0	1 1		DIESEL DELIVERY	683.74
SUBURBAN: 1 Record(s)									
								Total for SUBURBAN :	683.74
Vendor #: TELFORDRA (TELFORD FIRE CO. RELIEF ASSOC.)									
091626	09/16/26	09/16/26	0 % 0 NET 0		0	1 1		VFRA STATE ALLOC 2020	7,694.85
TELFORDRA: 1 Record(s)									
								Total for TELFORDRA :	7,694.85
Vendor #: VERIZON (VERIZON WIRELESS)									
6152907382	09/07/26	09/07/26	0 % 0 NET 0		0	1 1		PD BROADBAND 8/8-9/7/	330.12
6152907383	09/07/26	09/07/26	0 % 0 NET 0		0	1 1		CELL PHONES 8/8-9/7/26	550.98
VERIZON: 2 Record(s)									
								Total for VERIZON :	881.10
Vendor #: VIMCO (VIMCO)									
882843	09/03/26	09/03/26	0 % 0 NET 0		0	1 1		SMALL TOOLS	1,198.00
VIMCO: 1 Record(s)									
								Total for VIMCO :	1,198.00
Vendor #: WUERSTLE (JACK D. WUERSTLE)									
4627	09/09/26	09/09/26	0 % 0 NET 0		7	1 1		LEGAL SRVCS AUG 26	10,082.50
4636	09/09/26	09/09/26	0 % 0 NET 0		7	1 1		LEGAL SRVCS AUG 26	365.06
WUERSTLE: 2 Record(s)									
								Total for WUERSTLE :	10,447.56
Report: 32 Record(s)									
								Total for this Report :	187,216.43

CRITERIA

Detail Report Sorted by Vendor # +
Invoice #Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment InvoicesFilter(s):
Entry Date: 09/16/26

09/16/26 11:16:47 AM

PARK & RECREATION FUND

Page 1 of 1

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AP Invoice Summary Report

<u>Invoice #</u>	<u>Inv Date</u>	<u>Post Date</u>	<u>Pay Term</u>	<u>PO #</u>	<u>1099 Urg Bank #</u>	<u>Reference</u>	<u>Description</u>	<u>Invoice Amt</u>
Vendor #: HENDRICKS (TIMOTHY HENDRICKS)								
091026	09/10/26	09/10/26	0 % 0 NET 0	0	1 05		REFUND SEC DEP	175.00
HENDRICKS: 1 Record(s)								Total for HENDRICKS : 175.00
Vendor #: JM GRASSE (JM GRASSE PTO)								
091026	09/10/26	09/10/26	0 % 0 NET 0	0	1 05		REFUND SEC DEP	50.00
JM GRASSE: 1 Record(s)								Total for JM GRASSE : 50.00
Vendor #: LITTLE'S (ROBERT E. LITTLE, INC.)								
05-1294845	09/15/26	09/15/26	0 % 0 NET 0	0	1 05		EDGER BELT	7.85
LITTLE'S: 1 Record(s)								Total for LITTLE'S : 7.85
Vendor #: PACIFIC (PTS PROVIDERS INC)								
1152136	09/14/26	09/14/26	0 % 0 NET 0	0	1 05		CIVIC OCT 26	99.00
1152162	09/14/26	09/14/26	0 % 0 NET 0	0	1 05		BLOOMING GLEN OCT 2	99.00
PACIFIC: 2 Record(s)								Total for PACIFIC : 198.00
Vendor #: SHERWIN (THE SHERWIN WILLIAMS CO.)								
71938159960926	09/04/26	09/04/26	0 % 0 NET 0	0	1 05		SOCCER/BASEBALL FIE	71.60
SHERWIN: 1 Record(s)								Total for SHERWIN : 71.60
Report: 6 Record(s)								Total for this Report : 502.45

CRITERIA

Detail Report Sorted by Vendor # +
Invoice #Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment InvoicesFilter(s):
Entry Date: 09/16/26

ESCROW FUND
AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO #	1099 Urg Bank #	Reference	Description	Invoice Amt
Vendor #: 4637-4674	WUERSTLE (JACK D. WUERSTLE)							
	09/09/26	09/09/26	0 % 0 NET 0	7	1 92		LEGAL SRVCS AUG 26	1,258.00
WUERSTLE: 1 Record(s)								Total for WUERSTLE : 1,258.00
Report: 1 Record(s)								Total for this Report : 1,258.00

CRITERIA		
Detail Report Sorted by Vendor # + Invoice #	Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices	Filter(s): Entry Date: 09/16/26



HILLTOWN TOWNSHIP

BILLS LIST SUMMARY

SEPTEMBER 17, 2026 to SEPTEMBER 23, 2026

DUE DATE - SEPTEMBER 29, 2026

General Fund	\$	15,468.22
Fire Fund	\$	0.00
Park & Recreation Fund	\$	2,264.97
Capital Reserve Fund	\$	0.00
Recreation Capital Fund	\$	0.00
Open Space Fund	\$	0.00
Stormwater Systems Fund	\$	0.00
Road Equipment Fund	\$	0.00
State Highway Aid Fund	\$	0.00
Escrow Fund	\$	41.02
Total All Funds	\$	17,774.21

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AP Invoice Summary Report

<u>Invoice #</u>	<u>Inv Date</u>	<u>Post Date</u>	<u>Pay Term</u>	<u>PO #</u>	<u>1099 Urg Bank #</u>	<u>Reference</u>	<u>Description</u>	<u>Invoice Amt</u>
Vendor #: A GIULIANI (A GIULIANI CONTRACTORS)								
26-3	09/22/26	09/22/26	0 % 0 NET 0		0 1 1		TACK TRUCK TELEGRAI	1,636.00
A GIULIANI: 1 Record(s)								Total for A GIULIANI : 1,636.00
Vendor #: ASSOCTRUCK (ASSOCIATED TRUCK PARTS)								
06P28694	09/17/26	09/17/26	0 % 0 NET 0		0 1 1		BRAKE DRUM #44	765.60
ASSOCTRUCK: 1 Record(s)								Total for ASSOCTRUCK : 765.60
Vendor #: BERGEYSINC (BERGEY'S INC)								
TK759201F	09/17/26	09/17/26	0 % 0 NET 0		0 1 1		TIRES #42	1,441.56
XA508052922	09/16/26	09/16/26	0 % 0 NET 0		0 1 1		LAMP #45	155.36
BERGEYSINC: 2 Record(s)								Total for BERGEYSINC : 1,596.92
Vendor #: CAPASSO (Capasso Pest Services, LLC)								
3698	09/16/26	09/16/26	0 % 0 NET 0		7 1 1		YELLOW JACKET REMO	110.00
CAPASSO: 1 Record(s)								Total for CAPASSO : 110.00
Vendor #: DE LAGE (DE LAGE LANDEN)								
598717659	09/20/26	09/20/26	0 % 0 NET 0		0 1 1		COPIERS 9/15-10/14/26	738.13
DE LAGE: 1 Record(s)								Total for DE LAGE : 738.13
Vendor #: ELAN FIN (Elan Financial Services)								
#8104-090926	09/09/26	09/09/26	0 % 0 NET 0		0 1 1		CC PMT 8/12-9/9/26	940.50
ELAN FIN: 1 Record(s)								Total for ELAN FIN : 940.50
Vendor #: HEINRICH (HEINRICH & KLEIN ASSOCIATES, INC.)								
26059	09/15/26	09/15/26	0 % 0 NET 0		7 1 1		TRAFFIC SIGNAL RT 113	1,915.00
HEINRICH: 1 Record(s)								Total for HEINRICH : 1,915.00
Vendor #: LANSDALE P (LANSDALE POLICE DEPARTMENT)								
2026-02	08/31/26	08/31/26	0 % 0 NET 0		0 1 1		HOLDING/LOGEMAN	150.00
LANSDALE P: 1 Record(s)								Total for LANSDALE P : 150.00
Vendor #: MATTS HD (MATT'S HEAVY DUTY MOBILE DIAGNOSTICS)								
1020619	09/16/26	09/16/26	0 % 0 NET 0		0 1 1		STATE INSP #44	203.99
1020693	09/22/26	09/22/26	0 % 0 NET 0		0 1 1		STATE INSP #42	129.00
MATTS HD: 2 Record(s)								Total for MATTS HD : 332.99
Vendor #: PPL (PPL ELECTRIC UTILITIES)								
0250140008-091126	09/11/26	09/11/26	0 % 0 NET 0		0 1 1		OLD BETHLEHEM & CEN	44.82
2720789008-091126	09/11/26	09/11/26	0 % 0 NET 0		0 1 1		RT 113 & 309	43.76
4306020006-090926	09/09/26	09/09/26	0 % 0 NET 0		0 1 1		RT 113 & SHOPPING MAI	39.96
4399887000-091426	09/14/26	09/14/26	0 % 0 NET 0		0 1 1		DIAMOND & GLENWOO	44.82
5242505009-091126	09/11/26	09/11/26	0 % 0 NET 0		0 1 1		RT 113 & 309	62.04
5803391009-091126	09/11/26	09/11/26	0 % 0 NET 0		0 1 1		OLD RT 309 & 113	42.01
9269679011-091726	09/17/26	09/17/26	0 % 0 NET 0		0 1 1		RADIO SHELTER	31.60
PPL: 7 Record(s)								Total for PPL : 309.01
Vendor #: PSATS (PSATS)								
INV-199918-Z8C4	09/16/26	09/16/26	0 % 0 NET 0		0 1 1		DRUG TEST DELUDE	70.00
PSATS: 1 Record(s)								Total for PSATS : 70.00
Vendor #: STANDARD (STANDARD INSURANCE COMPANY)								
629897-091426	09/14/26	09/14/26	0 % 0 NET 0		0 1 1		LIFE/STD/LTD OCT 26	4,524.98
STANDARD: 1 Record(s)								Total for STANDARD : 4,524.98
Vendor #: SUBURBAN (SUBURBAN PROPANE)								
2751-611096	09/21/26	09/21/26	0 % 0 NET 0		0 1 1		DIESEL DELIVERY	622.28
SUBURBAN: 1 Record(s)								Total for SUBURBAN : 622.28
Vendor #: TREEEX (TREE EX)								
21010	09/02/26	09/02/26	0 % 0 NET 0		7 1 1		STUMP GRINDING	160.00
TREEEX: 1 Record(s)								Total for TREEEX : 160.00

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AP Invoice Summary Report

<u>Invoice #</u>	<u>Inv Date</u>	<u>Post Date</u>	<u>Pay Term</u>	<u>PO #</u>	<u>1099 Urg Bank #</u>	<u>Reference</u>	<u>Description</u>	<u>Invoice Amt</u>
Vendor #: WAST (WM CORPORATE SERVICES, INC.)								
3660726-2093-8	09/16/26	09/16/26	0 % 0 NET 0		0 1 1		TRASH 9/1-9/15/26	1,364.31
WAST: 1 Record(s)								
Total for WAST :								1,364.31
Vendor #: YCG INC. (YCG, INC.)								
237608	09/18/26	09/18/26	0 % 0 NET 0		0 1 1		VASCAR REPAIR	232.50
YCG INC.: 1 Record(s)								
Total for YCG INC. :								232.50
Report: 24 Record(s)								
Total for this Report :								15,468.22

CRITERIA

Detail Report Sorted by Vendor # +
Invoice #

Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment Invoices

Filter(s):
Entry Date: 09/23/26

Printed By: David Boscola

AP Invoice Summary Report

<u>Invoice #</u>	<u>Inv Date</u>	<u>Post Date</u>	<u>Pay Term</u>	<u>PO #</u>	<u>1099 Urg Bank #</u>	<u>Reference</u>	<u>Description</u>	<u>Invoice Amt</u>
Vendor #: DZ MAGIC (Rick Dziekan)								
INV-0000293	09/23/26	09/23/26	0 % 0 NET 0		0 1 05		MAGICIAN/FALL FEST	1,125.00
DZ MAGIC: 1 Record(s)								Total for DZ MAGIC : 1,125.00
Vendor #: ELAN (ELAN FINANCIAL SERVICES)								
#8104-090926	09/09/26	09/09/26	0 % 0 NET 0		0 1 05		CC PMT 8/12-9/9/26	857.99
ELAN: 1 Record(s)								Total for ELAN : 857.99
Vendor #: FUSION (FusionSite Pennsylvania LLC)								
PA65528	09/22/26	09/22/26	0 % 0 NET 0		0 1 05		CIVIC PARK 9/20-10/17/26	281.98
FUSION: 1 Record(s)								Total for FUSION : 281.98
Report: 3 Record(s)								Total for this Report : 2,264.97

CRITERIADetail Report Sorted by Vendor # +
Invoice #Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment InvoicesFilter(s):
Entry Date: From 09/23/26 Until 09/24/26

Printed By: David Boscola

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO #	1099 Urg Bank #	Reference	Description	Invoice Amt
Vendor #:	ELAN (ELAN FINANCIAL SERVICES)							
#8104-090926	09/09/26	09/09/26	0 % 0 NET 0	0	1		GARLAN REJECTION	41.02
ELAN: 1 Record(s)								Total for ELAN : 41.02
Report: 1 Record(s)								Total for this Report : 41.02

CRITERIA

Detail Report Sorted by Vendor # +
Invoice #

- Specific Option(s):
- 1.) Include Regular Invoices
 - 2.) Include Debit Invoices
 - 3.) Include Prepayment Invoices

Filter(s):
Entry Date: 09/23/26

**CONFIRMED
APPOINTMENT**

**BOARD
APPOINTMENT**

SOLICITOR'S REPORT



HILLTOWN TOWNSHIP

13 West Creamery Road

P.O. Box 260

Hilltown, PA 18927

(215) 453-6000

www.hilltown.org

MEMORANDUM

September 17, 2026

To: Board of Supervisors
From: Caitlin M. Mest, EIT, BCO, CFM, CZO
RE: 780 Rte 113, Unit R – Variance

Applicant: Convention Center Plaza Assoc., L.P. & Front and Spring Gardens Assoc. LP (Owner)

Affected Properties: 780 Rte 113, Unit R - TMP # 15-001-036-005

Zoning District(s): PC-1 – Planned Commercial I

Requested Action: Applicant is proposing to establish Automobile Repair or Car Washing Facility within an existing Shopping Center

Summary: This property is an existing Shopping Center (E16 use.) Within a Shopping Center, Use E12 (Automobile Repair or Car Washing Facility) is not permitted. Applicant requests a variance to permit an E12 use in the existing Shopping Center.

Requested Variance: *Section 160-23.E(16)(b). Shopping Center.*

cc: File



HILLTOWN TOWNSHIP

13 West Creamery Road
P.O. Box 260
Hilltown, PA 18927
(215) 453-6000 Fax: (215) 453-1024
www.hilltown.org



APPEAL TO ZONING HEARING BOARD
HILLTOWN TOWNSHIP

*Please note: It is **required** that all applicants submit an application for a Subdivision/Land Development and/or apply for a **Zoning Permit** and receive a **review** from the Township prior to submitting an application to the Zoning Hearing Board.*

TOWNSHIP USE:
Appeal #: **ZHB 2026-012**
Date Filed: **9/14/26**
Received By: **NH**

PLEASE COMPLETE ALL SECTIONS OF THE APPLICATION

PLEASE ATTACH ALL REQUESTED DOCUMENTATION. FAILURE TO COMPLETE ALL SECTIONS OR ATTACH ALL REQUESTED DOCUMENTATION MAY RESULT IN A DENIAL OF YOUR APPLICATION. YOUR INITIALS BELOW INDICATE THAT YOU HAVE A COMPLETE UNDERSTANDING OF THE APPLICATION AND REQUIRED DOCUMENTATION.

THE TOWNSHIP WILL NOT ACCEPT APPLICATIONS UNLESS INITIA

Date: 9/10/26

1. Applicant:

- a. Name: Convention Center Plaza Associates, L.P. and Front and Spring Gardens Associates LP
- b. Mailing Address: 120-124 E. Lancaster Avenue, Suite 101, Ardmore, PA 19003
- c. Phone Number: [REDACTED]
- d. State whether the Applicant is: *(Check one or more if applicable)*
- ☒ Owner of Legal Title
- ☐ Owner of Equitable Title
- ☐ Tenant with the Permission of Legal Title

2. Applicant's Attorney: *(if any)*

- a. Attorney's and Firm Name: William Benner, Obermayer Rebmann Maxwell & Hippel LLP
- b. Mailing Address: 2003 S. Easton Road, Suite 108
Doylestown, PA 18901
- c. Phone Number: [REDACTED]
- d. Email Address: [REDACTED]

260599

HILLTOWN TOWNSHIP
ZONING AND BUILDING DEPARTMENT

3. Property Information:

a. Present Zoning Use Classification: PC-1

b. Tax Parcel Number: 15-001-036-005

c. Location: *(with reference to nearby intersections or prominent features)*

Hilltown Plaza Shopping Center

See Zoning Plan submitted with this application

4. Present Use: presently vacant

5. Proposed Use: *(if different)* Auto center operated by Mavis Tire Supply LLC

6. Classification of Appeal: *(Check one or more if applicable)*

- ☒ A. Request for a Variance (Zoning Ordinance §160-104.A)
☐ B. Request for Special Exception (Zoning Ordinance §160-104.B)
☐ C. Interpretation of Law
☐ D. Appeal from action of the Zoning Officer (Attach all related correspondence)
☐ E. Other (Please specify)

7. Cite Zoning Ordinance sections applicable to, and summarize, relief request:

(use separate paper if necessary)

Section 160-23(16) (b) Refer to Zoning Permit Denial submitted with this Application

8. Have any previous appeals been filed regarding this property: Yes x No

a. If yes, please explain: _____

b. Prior Appeal Number: _____

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge,
information

Name: Co

By

Name: _____

ciates LP

Date: _____

Date: September 8 2026

HILLTOWN TOWNSHIP
ZONING AND BUILDING DEPARTMENT

The following need to accompany this application:

1. Six (6) copies of the application
2. Six (6) copies of the deed (MUST BE ATTACHED TO APPLICATION)
3. Six (6) copies of the plans (MUST BE ATTACHED TO APPLICATION)
 - a. Commercial Properties: plan(s) must be prepared by a professional engineer or surveyor.
 - b. Residential Applications: The Board requires that all applications include a plan that is complete and accurate and prefers that all applications include plan prepared by a professional engineer or surveyor. Applications for relief may include plans prepared by licensed professionals or other qualified individuals who must be ready to state under oath that the plan(s) are complete and accurate. The plan(s) must contain all of the information relevant to the Appeal, including but not limited to the following:
 - All adjoining street information (name, width, right of way, ultimate right of way, etc.)
 - The dimensions and area of the lot
 - The dimensions and location of existing buildings or improvements
 - The dimensions and locations of proposed uses
 - Building(s) or improvements
4. Six (6) copies of any and all information you feel explains or is supportive of your application
5. Six (6) copies of Zoning Permit Review Letter Denial
6. One (1) copy of a list of all properties within five hundred (500) feet of the subject property, including those located opposite the property across any adjoining road or street. This list shall be printed on template Avery Labels 5160.
7. **One (1) PDF version (flash drive or file sharing link) of all documents stated 1-6 above including, but not limited to: application, deed, plans, denial letter and any other supportive documentation.**
8. The required filing fee, (listed below), is not returnable once the Appeal is accepted.

<u>Application to Zoning Hearing Board</u>	<u>FEE</u>
A. Residential Use	\$1000.00
B. Residential Development (3 or More Lots)	\$1,500.00
C. Non-Residential Use	\$2,000.00
D. Multiple Hearing-Additional Testimony Only	50% of Original Fee
E. Court Ordered Remand Hearing	50% of Original Fee
F. Legal Non-Profit Corporation	25% of Non-Residential Use Fee

THIS APPLICATION WILL RESULT IN THE SCHEDULING OF A ZONING HEARING BEFORE THE HILLTOWN TOWNSHIP ZONING HEARING BOARD. ZONING HEARINGS ARE LEGAL PROCEEDINGS GOVERNED BY STATUTE. TO OBTAIN THE RELIEF YOU SEEK IN THIS APPLICATION, YOU WILL NEED TO PRESENT TESTIMONY AND EVIDENCE TO THE ZONING HEARING BOARD. SUCH TESTIMONY AND EVIDENCE WILL HAVE TO BE OF A FORM AND SUBSTANBCE SUFFICIENT TO MEET CERTAIN EVIDENTIARY STANDARDS. FAILURE TO PRODUCE THE REQUISITE TESTIMONY AND EVIDENCE WILL RESULT IN YOUR APPLICATION BEING DENIED. IN ADDITION, PLEASE BE ADVISED THAT YOU COULD FACE OPPOSITION TO YOUR APPLICATION AT THE ZONING HEARING. GIVEN THE FOREGOING, IT IS STRONGLY RECOMMENDED THAT YOU CONSULT WITH AND/OR RETAIN THE SERVICES OF PROFESSIONALS TO ASSIST YOU WITH THE PRESENTATION OF YOUR TESTIMONY AND EVIDCENCE TO THE ZONING HEARING.

SPECIAL WARRANTY DEED



This Special Warranty Deed made as of the 14th day of December, 2000, between ARC HILLTOWN LIMITED PARTNERSHIP, a Connecticut limited partnership with offices at c/o GFS Realty, Inc., 6300 Sheriff Road, Landover, Maryland 20785 (herein designated as the "Grantor") and CONVENTION CENTER PLAZA ASSOCIATES, L.P., a Pennsylvania limited partnership, and FRONT & SPRING GARDEN ASSOCIATES LIMITED PARTNERSHIP, a Pennsylvania limited partnership, both with offices at 232-234 North 22nd Street, Philadelphia, Pennsylvania 19103, as undivided 50/50 Tenants in Common (herein collectively designated as the "Grantees");

WITNESSETH, That the Grantor, for and in consideration of Fourteen Million One Hundred Thousand and 00/100 Dollars (\$14,100,000.00) lawful money of the United States of America, to the Grantor in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and the Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the Grantees as tenants in common forever.

ALL THOSE CERTAIN tracts or parcels of land and premises, and the buildings, improvements and structures thereon, situate, lying and being in the Township of Hilltown, Bucks County, and Commonwealth of Pennsylvania, and more particularly described on Exhibit A attached hereto and made a part hereof.

THIS PROPERTY IS BEING PURCHASED WITH PARTNERSHIP FUNDS, TO BE HELD AS PARTNERSHIP PROPERTY.

UNDER AND SUBJECT to those matters set forth in Exhibit B attached hereto and made a part hereof and other easements, building and other restrictions of record not created by the Grantor and subject to all rights and ownership in the public roads, streets, highways, whether opened or not.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; AND also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Grantor, both in law and in equity, of, in and to the premises herein described and every part and parcel thereof with the appurtenances. TO HAVE AND TO HOLD all and singular the premises herein described together with the hereditaments and appurtenances unto the Grantees and to the Grantees' proper use and benefit forever.

AND the Grantor for itself, and its successors and assigns, covenants, grants and agrees that, it, the said Grantor, its successors and assigns, does and will WARRANT SPECIALLY and defend the Grantees, and their successors and assigns, the property hereby conveyed, and

(3)

all and singular the hereditaments and premises, against the Grantor, and its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under it, them or any of them.

In all references herein to any parties, persons, entities or corporation, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "successors and assigns" had been inserted after each and every such designation.

IN WITNESS WHEREOF, the Grantor has caused this Special Limited Warranty Deed to be duly executed as of the day and year first above written.

ATTEST:

GRANTOR:

ARC HILLTOWN LIMITED PARTNERSHIP
By: ARC Hilltown GP LLC, general partner
By: Ahold Real Estate Company
Its Member

By: Tamara Pell
Name: Tamara Pell
Title: Executive Assistant

By: Hans A. Kempers
Name: Hans A. Kempers
Title: President
Hereunto Duly Authorized

STATE OF Virginia
COUNTY OF Fairfax

SS

On this 14 day of December, 2000, before me, the undersigned officer, personally appeared Hans A. Kempers, who acknowledged himself to be the President of Ahold Real Estate Company, a member of ARC Hilltown GP LLC, general partner of ARC Hilltown Limited Partnership being duly authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as an authorized representative of the member.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Tami S. Kramer
Notary Public

My Commission Expires:



BK2193 P0245

EXHIBIT B

1. Any and all provisions of any ordinance, municipal regulation or public or private law, but no violations of any thereof;
2. Real Estate taxes not yet due and payable;
3. Rights of tenants in possession;
4. Easements or servitudes and any variation in location or dimensions, conflict with lines of adjoining property, encroachments, projections or other matters shown on the Overall Site Plan of Pennonni Associates dated 9/3/99, as revised and the Lot Line Adjustment Plan dated January 19, 2000 by Mease Engineering, P.C.;
5. Possible additional assessments for taxes for new construction or for any major improvements pursuant to provisions of Acts of Assembly related thereto, which are not yet due and payable;
6. Stream of water flows through the premises; subject to the riparian rights of bounding owners;
7. Premises abuts U.S. 309, a limited access highway; rights of access to same are excepted herefrom;
8. Subject to the provisions of Acts of Assembly authorizing the Pennsylvania Department of Transportation to extend the boundary lines of state roads;
9. Plan recorded in Plan Book 107 page 31 shows twenty feet wide drainage easement and sanitary sewer;
10. Conditions disclosed by survey recorded in Plan Book 300 page 75; including Building Set Back Lines, various easements, and notes;
11. Assignment of Leases between Bucks County Industrial Development Authority, Simon Konover and Hilltown Commercial Associates Limited Partnership, (Assignors) and ARC Hilltown Limited Partnership, (Assignee) effective September 1, 1998 and recorded in Bucks County Recorder of Deeds in Record Book 1666 page 576;
12. Subject to Deed of Dedication as in Land Record Book 1841 page 2376;
13. Memorandum of Lease to Giant Food Stores, Inc. recorded December 22, 1999 in Land Record Book 1983 page 2309;
14. Rights granted to Pennsylvania Power and Light Company in Land Record Book 1985 page 1798 and Land Record Book 1019 page 1379;

15. Rights granted to PECO Energy in Land Record Book 2001 page 416;
16. Rights granted to Bell Atlantic in Land Record Book 2037 page 2392;
17. Utility Easement Agreement as in Land Record Book 2054 page 76;
18. Agreement of Indemnity as in Land Record Book 2063 page 1251;
19. Memorandum of Lease to Wendy's Old Fashioned Hamburgers of New York, Inc. recorded June 22, 2000 in Land Record Book 2076 page 2376;
20. Rights granted to the Bell Telephone Company of Pennsylvania as in Deed Book 2095 page 1176;
21. Declaration of Easements as in Deed Book 2112 page 41 and modification as in Deed Book 2120 page 98;
22. Declaration of Taking as in Deed Book 2262 page 978;
23. Articles of Agreement as in Deed Book 2278 page 348;
24. Release of Easements as in Deed Book 2278 page 87.

10481
12-26-00 13:05C004 16167
PA TRAN TAX \$99999.0
PA TRAN TAX \$41001.0
HILLTWN TWP \$70500.0
PENNRIDGE SD \$70500.0

**Schedule C
Description and Recital**

15-001-036-005, 15-001-036-007, and 15-001-036-008

ALL THAT CERTAIN message and tract of land situated in the Township of Hilltown, County of Bucks, Commonwealth of Pa., bounded and described according to a Plan prepared by Mease Engineering, P.C. dated Jan. 19, 2000 revised _____ and recorded in Plan Book 300 page 75 bounded and described as follows:

(Also as shown on Survey. Prepared by Pennoni Associates, Inc. dated 11-28-00)

BEGINNING at a concrete monument found for a corner on the legal right of way line of Souderton Road (SR 113); thence along land of N/L Joan Cope, North 49 degrees 31 minutes 11 seconds West 159.87 feet to a concrete monument found for a corner; thence along land of N/L Joan Cope and land of N/L Roland and Eleanor B. Fretz South 41 degrees 31 minutes 04 seconds West 159.60 feet to a concrete monument found for a corner on the legal right of way line of Ramp E (SR 0309); thence along the legal right of way line of Ramp E (SR 309) along a curve deflecting to the right with a radius of 1,860.06 feet for an arc length of 538.89 feet with a chord bearing North 25 degrees 39 minutes 26 seconds West 537.01 feet to a concrete monument found for a corner; thence along land of N/L Leonard Sterling the five (5) following courses and distances; (1) north 40 degrees 48 minutes 19 seconds East 1,043.72 feet to a Drill Hole found in a rock for a corner; (2) South 48 degrees 29 minutes 11 seconds East 225.00 feet to a Rebar found for a corner; (3) North 18 degrees 02 minutes 24 seconds East 10.00 feet to a Rebar found for a corner; (4) North 54 degrees 31 minutes 54 seconds East 30.00 feet to a Rebar found for a corner; (5) South 25 degrees 55 minutes 38 seconds East 50.62 feet to a Rebar found for a corner; thence along land of N/L Union National Bank and Trust Company of Souderton the two (2) following courses and distances; (1) South 26 degrees 48 minutes 17 seconds East 89.33 feet to a Rebar found for a corner; (2) South 52 degrees 56 minutes 38 seconds East 137.27 feet to a concrete monument found for a corner; thence along land of N/L Charles E. and Patricia J. Truchsess the two (2) following courses and distances; (1) South 41 degrees 25 minutes 30 seconds West 124.00 feet to a concrete monument found for a corner; (2) South 48 degrees 34 minutes 30 seconds East 152.00 feet to a drill hole found in a concrete curb for a corner on the legal right of way line of Souderton Road; thence along the legal right of way line of Souderton Road the four (4) following courses and distances; (1) South 41 degrees 25 minutes 30 seconds West 62.31 feet to a spike found for a corner; (2) South 48 degrees 34 minutes 30 seconds East 10.00 feet to a spike found for a corner; (3) South 41 degrees 25 minutes 30 seconds West 350.21 feet to a concrete monument found for a corner; (4) along a curve deflecting to the left with a radius of 11,509.19 feet for an arc length of 178.94 feet with a chord bearing South 40 degrees 58 minutes 47 seconds West 178.94 feet to a concrete monument found for a corner; thence along land of N/L Stan Czepulkowski North 48 degrees 29 minutes 11 seconds West 120.01 feet to a concrete monument found for a corner; thence along land of N/L Stan Czepulkowski and land of N/L Four Rivers Broadcasting Corporation and land of N/L Walton and Sarah F. Bergey South 41 degrees 30 minutes 49 seconds West 320.00 feet to a Rebar found for a corner; thence along land of N/L Walton and Sarah F. Bergey, South 48 degrees 29 minutes 11 seconds East 127.98 feet to a concrete monument found for a corner on the legal right of way line of Souderton Road; thence along the legal right of way line of Souderton Road along a curve deflecting to the right with a radius of 11,409.19 feet for an arc length of 50.97 feet with a chord bearing South 40 degrees 33 minutes 46 seconds West 50.97 feet to the place of beginning.

CONTAINING 15.762 acres.

Exhibit "A"

BK21193-PC0248

CERTIFICATE OF ADDRESS

I hereby certify that the precise address of the Grantees herein is as follows:

232-234 North 22nd Street
Philadelphia, Pennsylvania 19103



Attorney for Grantees

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF BUCKS :

Recorded in the Office of the Recorder of Deeds, etc., and in and for Bucks County, in
Deed Book No. _____, Vol. _____, Page _____.

WITNESS my hand an official seal this _____ day of December, 2000.

Recorder of Deeds



HILLTOWN TOWNSHIP

13 West Creamery Road

P.O. Box 260

Hilltown, PA 18927

(215) 453-6000

www.hilltown.org

September 8, 2026

Convention Center Plaza Assoc. LP
C/o William Benner, Esq
120-124 E Lancaster Ave, Suite 101
Ardmore, PA 19003



RE: 780 Rt 113, Unit R – Mavis Tire Supply, LLC

Mr. Benner,

This letter is to notify you that your permit application for the proposed change of use at 780 Rte 113, Unit R (TMP #15-001-036-005) in the PC-1 zoning district has been denied at this time. The permit application has been denied due to the following reason:

1. (§160-23.E(16)(b), Hilltown ZO) This property is an existing Shopping Center (E16 use.) Within a Shopping Center, Use E12 (Automobile Repair or Car Washing Facility) is not permitted.

This may be appealed to the Hilltown Township Zoning Hearing Board (ZHB.) The link to the appeal form is located in the accompanied email.

Please note, prior to permit issuance, approval from the **Telford Borough Authority** for water and sewage use, shall be provided to the Township.

If you should have any questions at this time, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Caitlin M. Mest".

Caitlin M. Mest, EIT, BCO, CFM, CZO
Hilltown Township Zoning Officer
BuildingAndZoning@hilltown.org



Store Planning

100 Hillside Avenue,
White Plains, NY 10603

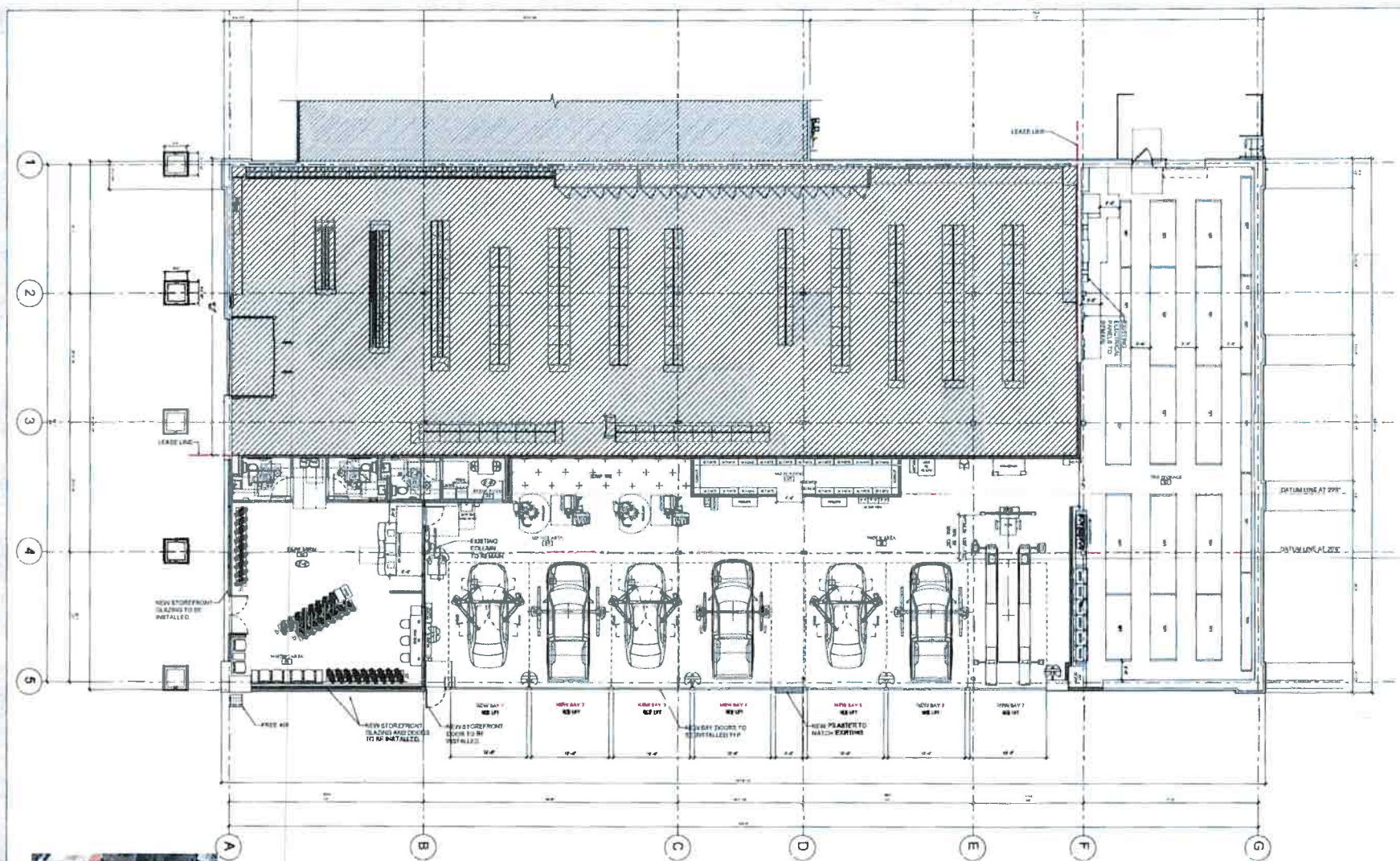
Store # XXXX
SOUDERTON, PA

780 Rt. 113, Souderton, PA, US

AG
03/12/26

Interior Layout

Floor Plan



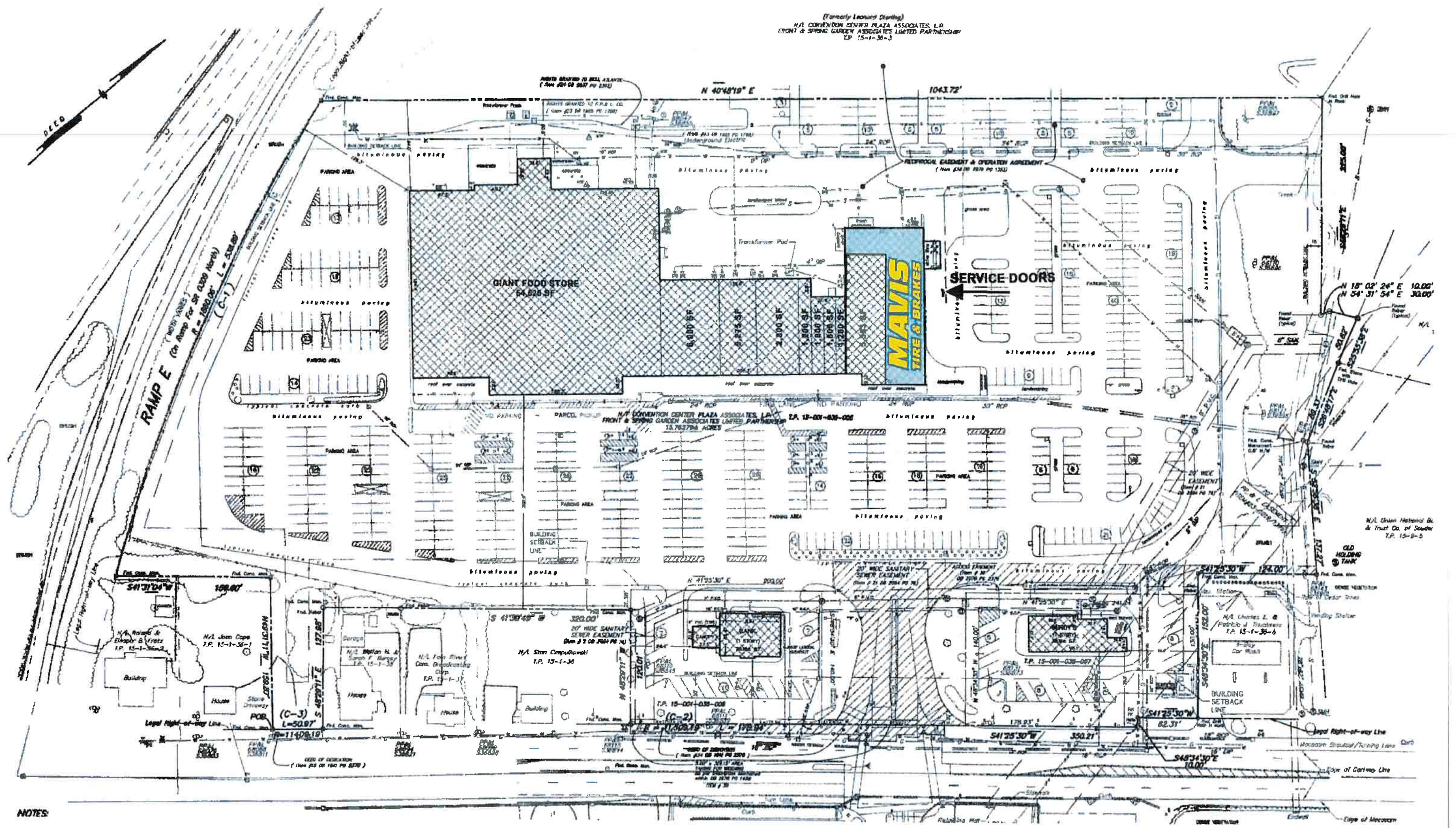
KEY PLAN

STORE WILMINGTON, NC	
TIRE STORAGE	1040 TIRES (3 TIER)
PARTS STORAGE	81 LP
SCRAP TIRE AREA	140 SF
DRAWN BY	AG

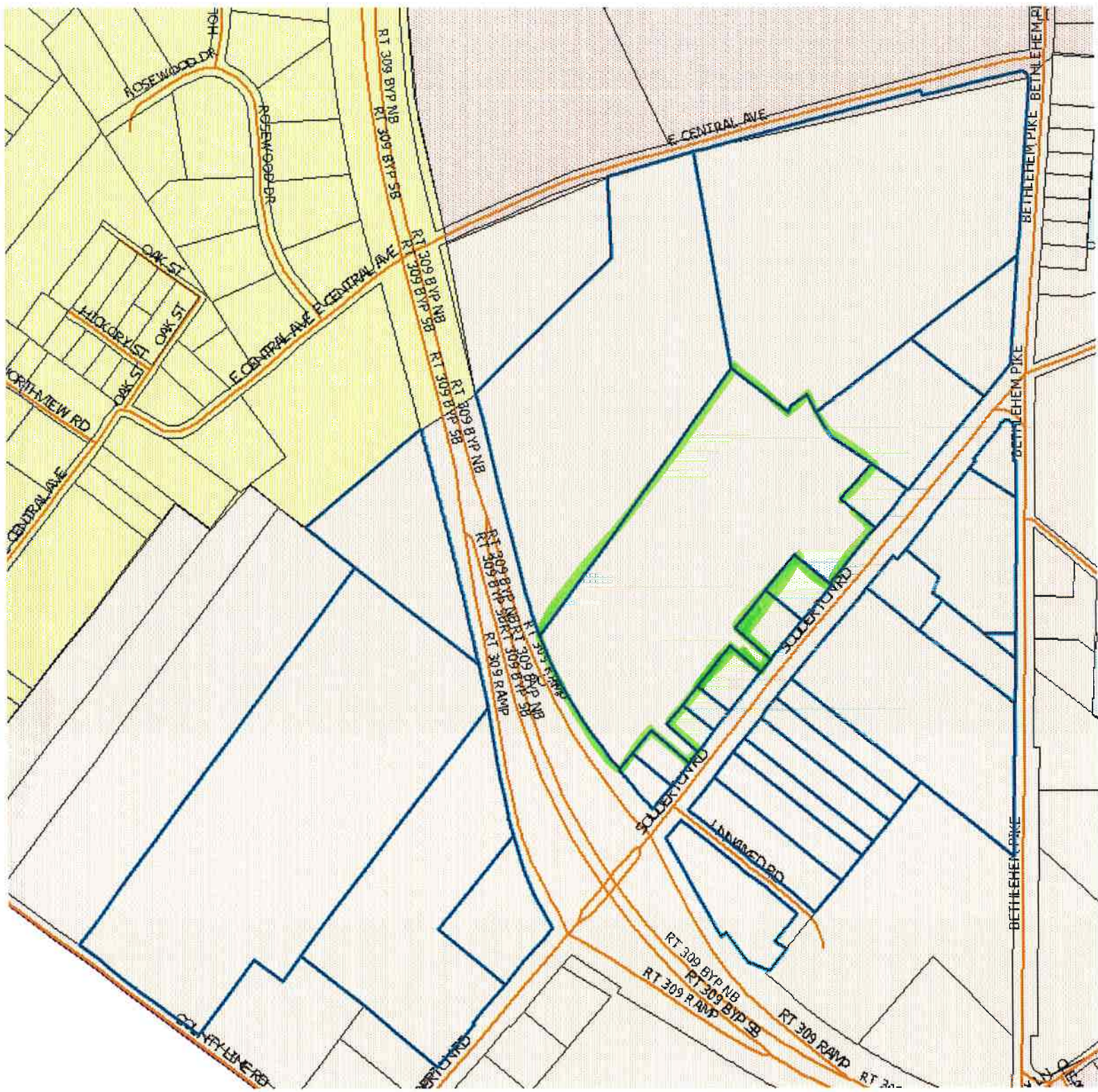


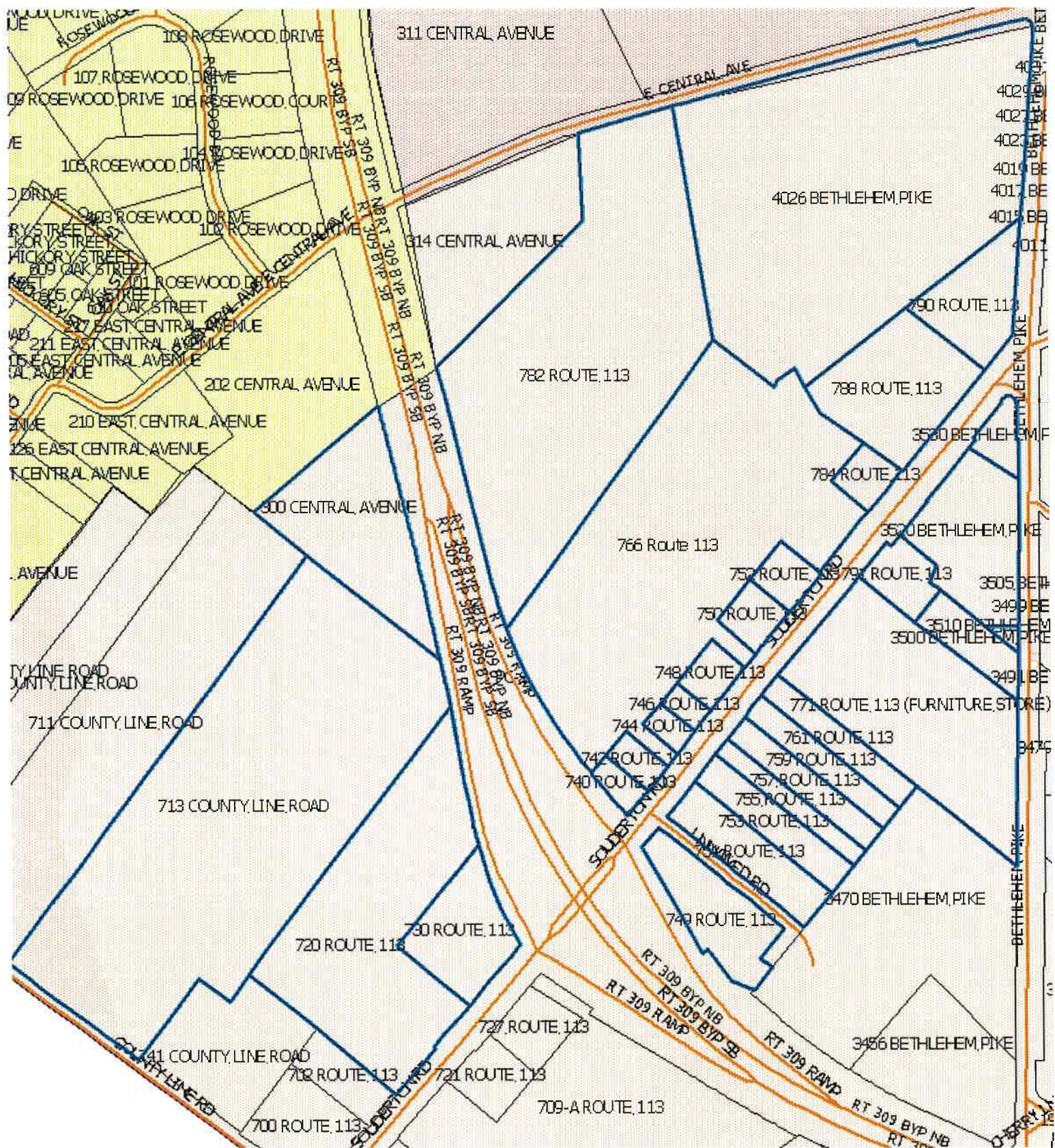


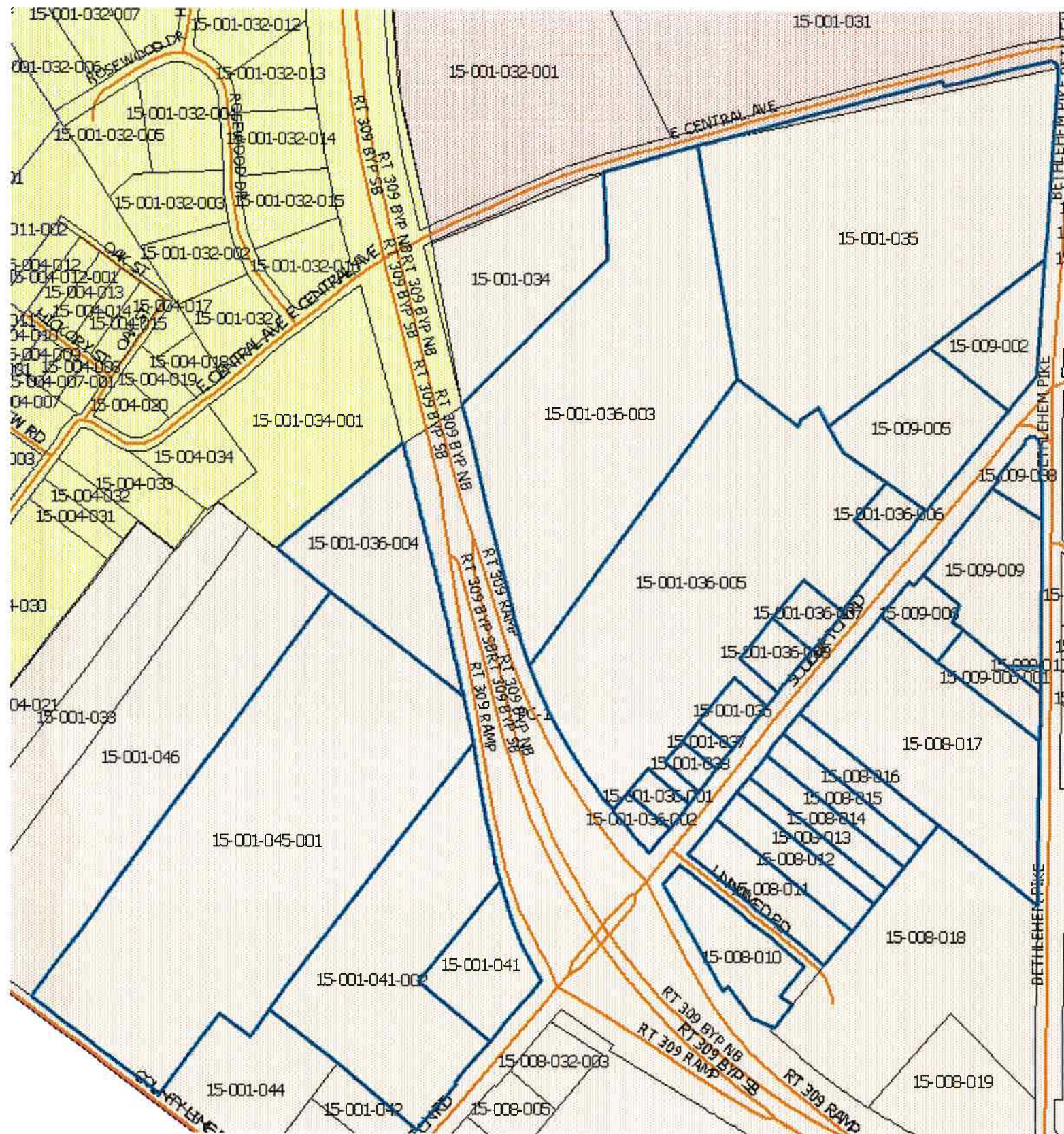
(Formerly Leonard Sterling)
N/L CONVENTION CENTER PLAZA ASSOCIATES, L.P.
FRONT & SPRING GARDEN ASSOCIATES LIMITED PARTNERSHIP
T.P. 15-1-36-3



NOTES









HILLTOWN TOWNSHIP

13 West Creamery Road

P.O. Box 260

Hilltown, PA 18927

(215) 453-6000

www.hilltown.org

MEMORANDUM

September 17, 2026

To: Board of Supervisors
From: Caitlin M. Mest, EIT, BCO, CFM, CZO
RE: 1040 Hilltown Pk – Variance

Applicant: Haus2Home, LLC c/o Mark Haus (Owner)

Affected Properties: 1040 Hilltown Pk - TMP # 15-032-067

Zoning District(s): RR – Rural Residential

Requested Action: Applicant is proposing to erect a new single-family dwelling and maintain the existing detached accessory building. The new location of the primary building creates a condition of an accessory building in the front yard.

Summary: No portion of any residential accessory structure is permitted within the front yard; whereas, the accessory structure is located in the front yard.

Requested Variance: *Section 160-23.1(2)(a)[4]. Residential Accessory Structures and Uses.*

cc: File



HILLTOWN TOWNSHIP

13 West Creamery Road
P.O. Box 260
Hilltown, PA 18927
(215) 453-6000 Fax: (215) 453-1024
www.hilltown.org



APPEAL TO ZONING HEARING BOARD HILLTOWN TOWNSHIP

*Please note: It is **required** that all applicants submit an application for a Subdivision/Land Development and/or apply for a **Zoning Permit** and receive a **review** from the Township prior to submitting an application to the Zoning Hearing Board.*

TOWNSHIP USE:

Appeal #: **ZHB 2026-013**

Date Filed: **9/15/26**

Received By: **NH**

PLEASE COMPLETE ALL SECTIONS OF THE APPLICATION

PLEASE ATTACH ALL REQUESTED DOCUMENTATION. FAILURE TO COMPLETE ALL SECTIONS OR ATTACH ALL REQUESTED DOCUMENTATION MAY RESULT IN A DENIAL OF YOUR APPLICATION. YOUR INITIALS BELOW INDICATE THAT YOU HAVE A COMPLETE UNDERSTANDING OF THE APPLICATION AND REQUIRED DOCUMENTATION.

THE TOWNSHIP WILL NOT ACCEPT APPLICATIONS UNLESS INITIALED BY THE TOWNSHIP ENGINEER

Date: 2 SEPT 2026

1. Applicant:

a. Name: HAUS2 HOME, LLC BY MARK HAUS

b. Mailing Address: 2754 RED GATE DRIVE
DOYLESTOWN PA 18902

c. Phone Number: [REDACTED]

d. State whether the Applicant is: (Check one or more if applicable)

- ☒ Owner of Legal Title
☐ Owner of Equitable Title
☐ Tenant with the Permission of Legal Title

2. Applicant's Attorney: (if any)

a. Attorney's and Firm Name: David Shafkowitz, Esquire

b. Mailing Address: 350 S. Main Street, Suite 308
Doylestown, PA 18901

c. Phone Number: [REDACTED]

d. Email Address: [REDACTED]

260600

HILLTOWN TOWNSHIP
ZONING AND BUILDING DEPARTMENT

3. Property Information:

a. Present Zoning Use Classification: RESIDENTIAL

b. Tax Parcel Number: 15-032-067

c. Location: (with reference to nearby intersections or prominent features)

1040 HILLTOWN PIKE, HILLTOWN PA 18927

LOT ON CORNER OF HILLTOWN PIKE AND DIAMOND ST

4. Present Use: RESIDENTIAL

5. Proposed Use: (if different) _____

6. Classification of Appeal: (Check one or more if applicable)

☒ A. Request for a Variance (Zoning Ordinance §160-104.A)

☐ B. Request for Special Exception (Zoning Ordinance §160-104.B)

☐ C. Interpretation of Law

☐ D. Appeal from action of the Zoning Officer (Attach all related correspondence)

☐ E. Other (Please specify)

7. Cite Zoning Ordinance sections applicable to, and summarize, relief request:

(use separate paper if necessary)

160-23.1 (2)(a)[4]

REQUEST TO FOLLOW ON ADDITIONAL SHEET

8. Have any previous appeals been filed regarding this property: _____ Yes ☒ No

a. If yes, please explain: _____

b. Prior Appeal Number: _____

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information, or belief.

Name: _____

Name: _____

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2026020742

Recorded On 5/11/2026 At 12:51:54 PM

* Total Pages - 5

* Instrument Type - DEED

Invoice Number - 1484761 User - ATV

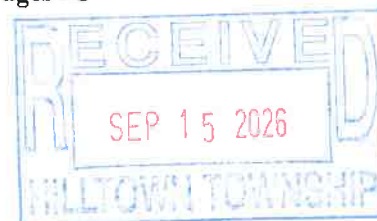
* Grantor - GRAY PROPERTY HOLDINGS LLC

* Grantee - HAUS2HOME LLC

* Customer - NATIONAL ABSTRACT AGENCY

*** FEES**

STATE TRANSFER TAX	\$2,500.00
RECORDING FEES	\$82.75
PENNRIDGE SCHOOL	\$1,250.00
DISTRICT REALTY TAX	
HILLTOWN TOWNSHIP	\$1,250.00
TOTAL PAID	\$5,082.75



Bucks County UPI Certification
On May 11, 2026 By SHY

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
NATIONAL ABSTRACT AGENCY

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Robin M. Robinson

Robin M. Robinson
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

1E2745



CERTIFIED PROPERTY IDENTIFICATION NUMBERS
15-032-067- - HILLTOWN TWP
CERTIFIED 05/11/2026 BY SHY

Prepared by and Return to:

National Abstract Agency-Bucks Division
P. O. Box 9
2828 Lee Drive
Jamison, PA 18929
215-322-9975

RECEIVED

2026 MAY 11 A 7:11

BUCKS COUNTY
RECORDER OF DEEDS

File No. NAA-26-4489FA

UPI # 15-032-067

This Indenture, made the 30th day of April, 2026,

Between

**GRAY PROPERTY HOLDINGS, LLC, A PENNSYLVANIA LIMITED
LIABILITY COMPANY**

(hereinafter called the Grantor), of the one part, and

HAUS2HOME, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Two Hundred Fifty Thousand And 00/100 Dollars (\$250,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN piece or parcel of land with the buildings thereon erected, situate in the Township of Hilltown, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, Registered Engineer in August of 1941, as follows, to wit:

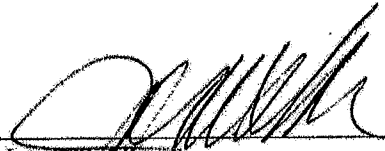
BEGINNING at a point at the intersection of the center line of Old Bethlehem Road (now known as Hilltown Pike) as laid out on said Plan 45 feet in width and a line in a public road leading to Silverdale; thence along the center line of the Old Bethlehem Road (now known as Hilltown Pike), South 36 degrees 35 minutes West, 255.7 feet to a point, a corner of this and land now or late of Ignatius Nikotta; thence along the same the two following courses and distances, to wit: North 52 degrees 25 minutes West and passing over an iron pin in the Northwest side line of Old Bethlehem Road (now known as Hilltown Pike) 283.78 feet to an iron pin; thence North 36 degrees 35 minutes East and passing over an iron pin in the Southwest side line of the public road leading to Silverdale 255.7 feet to a point in said road; thence along said line in said road South 52 degrees 25 minutes East, 283.78 feet to the place of BEGINNING.

PARCEL NO. 15-032-067

BEING the same premises which Philip Asbury, by Deed dated 11/30/2023 and recorded 12/01/2023 in the Office of the Recorder of Deeds in and for the County of Bucks in Instrument No. 2023050827, granted and conveyed unto Gray Property Holdings L.L.C., a Pennsylvania Limited Liability Company.

Commonwealth of Pennsylvania } ss
County of Bucks }

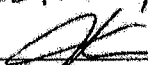
This record was acknowledged before me on April 30, 2026 by Jeffrey Rushton as Sole Member who represents that he is authorized to act on behalf of Gray Property Holdings, LLC, a Pennsylvania Limited Liability Company



Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantee is:

2754 RED GATE DR
DOYLESTOWN, PA 18902



On behalf of the Grantee

Commonwealth of Pennsylvania - Notary Seal
Jeannine A. Olenski, Notary Public
Bucks County
My commission expires December 29, 2027
Commission number 1123119
Member, Pennsylvania Association of Notaries

File No. NAA-26-4489FA

Record and return to:
National Abstract Agency-Bucks Division
P. O. Box 9, 2828 Lee Drive
Jamison, PA 18929



HILLTOWN TOWNSHIP

13 West Creamery Road

P.O. Box 260

Hilltown, PA 18927

(215) 453-6000

www.hilltown.org

August 27, 2026

Mark Haus
Haus 2 Home LLC
2754 Red Gate Dr
Doylestown, PA 18902

RE: 1040 Hilltown Pk – New SFD

Mr. Haus,



This letter is to notify you that your permit application for the proposed shed at 1040 Hilltown Pk (TMP #15-032-067) in the RR zoning district has been denied at this time. The permit application has been denied due to the following reason:

1. (§160-23.1(2)(a)[4], Hilltown ZO) No portion of any residential accessory structure is permitted within the front yard; whereas, the proposed accessory structure is located in the front yard. This will require a variance from the Zoning Hearing Board (ZHB.)
 - a. Although the garage is existing, a new primary structure creates a condition of the accessory structure in the front yard. Also note, since this is a corner property, both yards fronting streets are deemed the front yard.

This may be appealed to the Hilltown Township Zoning Hearing Board (ZHB.) The link to the appeal form is located in the accompanied email.

If you should have any questions at this time, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Caitlin Mest".

Caitlin M. Mest, EIT, BCO, CFM, CZO
Hilltown Township Zoning Officer
BuildingAndZoning@hilltown.org



**BUSTAMANTE
ENGINEERS INC.**



875 N. Easton Road, 3B
Doylestown, PA 18902



215-340-6990



www.BustamanteEng.com

September 3, 2026

Caitlin M. Mest
Hilltown Township Zoning Officer
13 West Creamery Road
Hilltown, PA 18927

RE:1040 Hilltown Pike – New SFD
1040 Hilltown Pike
Hilltown, PA 18927
(Parcel #15-032-067)

Dear Caitlin:

We provide this letter as an explanation of the project that is proposed for 1040 Hilltown Pike in Hilltown Township. This is a response to the zoning denial letter that was received from you on August 27, 2026.

The project at 1040 Hilltown Pike proposes to remove an abandoned two-story single-family dwelling that is located within building setbacks at the corner of Diamond Street and Hilltown Pike, which both streets classify the property to contain two frontages. There is also a detached garage located on the property behind the existing dwelling. The location of the existing dwelling is currently non-conforming and is proposed to be demolished as part of this project. A new two-story single-family dwelling is proposed that is compliant with Township Ordinances and setbacks.

As part of the project, the detached garage is to remain. However, due to the placement of the new dwelling, the existing garage now lays in the front yard due to the lot's two frontages (Hilltown Pike and Diamond Street). Section 160-23.1(2)(a)[4] states that no portion of any residential accessory structure is permitted within the front yard. With the new location of the existing dwelling, the existing detached garage would remain where it is but would be in the front yard of the lot (for Diamond Street).

We are seeking relief from this section of code as the existing dwelling, new dwelling and existing garage, all face Hilltown Pike. There is no room to erect the new dwelling to the right of the existing detached garage to make the lot compliant.

We ask that the board look at this request favorably as the detached garage is an existing condition that we would like to remain on the property.

Sincerely,

Justin DiNardo, EIT
BUSTAMANTE ENGINEERS, INC.
JND/jpi



Your Community is Our Business

NEW HOUSE PROJECT

HAUS2HOME LLC

SUBJECT PROPERTY LOCATED AT

1040 HILLTOWN PIKE

PERKASIE, TOWNSHIP OF HILLTOWN, BUCKS COUNTY, PA 18944

TAX PARCEL 15-032-067

GENERAL NOTES:

1.

MEANS AND METHODS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL NOT SUPERVISE, DIRECT, OR HAVE CONTROL OVER CONTRACTOR'S WORK. THE ENGINEER SHALL NOT HAVE AUTHORITY OVER OR RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OF THE CONTRACTOR.
2.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS ASSOCIATED WITH THE WORK.
3.

ALL NOTES ARE TYPICAL, UNLESS NOTED OTHERWISE.
4.

ALL WORK SHALL CONFORM TO THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE, 2021 INTERNATIONAL EXISTING BUILDING CODE, AND TO ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
5.

WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED.
6.

IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISIONS SHALL GOVERN.
7.

THE STRUCTURAL DRAWINGS ARE FOR THE PLACEMENT AND SIZE OF STRUCTURAL COMPONENTS ONLY. REQUIREMENTS MADE BY OSHA AND ALL OTHER APPLICABLE SAFETY CODES ARE TO BE DETERMINED AND PROVIDED BY THE CONTRACTOR.
8.

CONTRACTOR SHALL VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE.
9.

IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
10.

WHERE ALTERATIONS INVOLVE AN EXISTING SUPPORTING STRUCTURE, THE CONTRACTOR SHALL PROVIDE SHORING AND PROTECTION REQUIRED TO ENSURE THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE.
11.

BRACING, SHEETING, SHORING, ETC., REQUIRED TO SUPPORT EXISTING BUILDINGS, SIDEWALKS, UTILITIES, ETC., SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR; DETAILED SHOP DRAWINGS SHALL BE PREPARED INDICATING ALL WORK TO BE PERFORMED.
12.

USE OF CONSTRUCTION DOCUMENTS AS ERECTION OR SHOP DRAWINGS BY THE CONTRACTOR IS EXPRESSLY PROHIBITED.
13.

THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL WASTE OFF-SITE AND CLEAN UP THE SITE BEFORE COMPLETION OF STRUCTURAL WORK.

GRADING & DRAINAGE NOTES:

1.

ALL CONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH PENN-DOT FORM 408 SPECIFICATIONS AND RC STANDARDS, LATEST EDITION.
2.

ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION ACTIVITIES ARE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND POLICIES OF THE BUCKS COUNTY CONSERVATION DISTRICT (BCCD).
3.

ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION ACTIVITIES ARE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND POLICIES OF THE OCCUPATIONAL SAFETY AND HEAL ADMIN (OSHA).
4.

ALL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES AND COMPLYING WITH THE PENNSYLVANIA ACT 38 AND ACT 187, AS AMENDED.
5.

THE CONTRACTOR, DURING THE PERFORMANCE OF ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL STATE AND LOCAL LAWS, CODES AND REGULATIONS.
6.

ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
7.

IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION: ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF P.I. 852, NO. 287, 12/10/74, AS AMENDED 12/12/86, P.L. 1574, NO. 172. CONTRACTOR MUST NOTIFY PA-1 CALL SYSTEM, INC. 3 DAYS PRIOR TO CONSTRUCTION. CALL 1-800-242-1776 TO ORDER UTILITY MARK OUTS BY OTHERS.
8.

CONTRACTOR SHALL NOT ENCROACH ONTO ABUTTING PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN GRANTED BY ADJOINING PROPERTY OWNER. CONTRACTOR SHALL HAVE PROPERTY LINES CLEARLY MARKED IN AREAS WHERE GRADING WILL ENCROACH WITHIN 5 FEET OF THE PROPERTY LINE AND SHALL CONSTRUCT SUCH BARRIERS WHERE NECESSARY TO PREVENT ENCROACHMENT ONTO ADJACENT PROPERTIES.
9.

NATURAL RESOURCE PROTECTION LAND REQUIRED TO BE PROTECTED, AS SHOWN IN WITHIN THE "ENVIRONMENTALLY SENSITIVE LAND STANDARDS FOR WATERSHED DISTRICT" TABLE SHALL NOT BE DISTURBED.
10.

BURYING OF TREES, STUMPS, OR CONSTRUCTION MATERIAL IS PROHIBITED. TREES AND STUMPS MAY BE CHIPPED OR GROUND AND SPREAD ON THE SITE. ALL CONSTRUCTION DEBRIS INCLUDING EXCESS EXCAVATED MATERIAL, SCRAP WOOD, BRICKS, BLOCKS, ETC. SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.
11.

ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
12.

TOPSOIL SHALL BE RETURNED AT A MINIMUM DEPTH OF 6".
13.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SILT AND SEDIMENT LADEN RUNOFF WITHIN THE LIMITS OF DISTURBANCES INDICATED ON THE PLAN.
14.

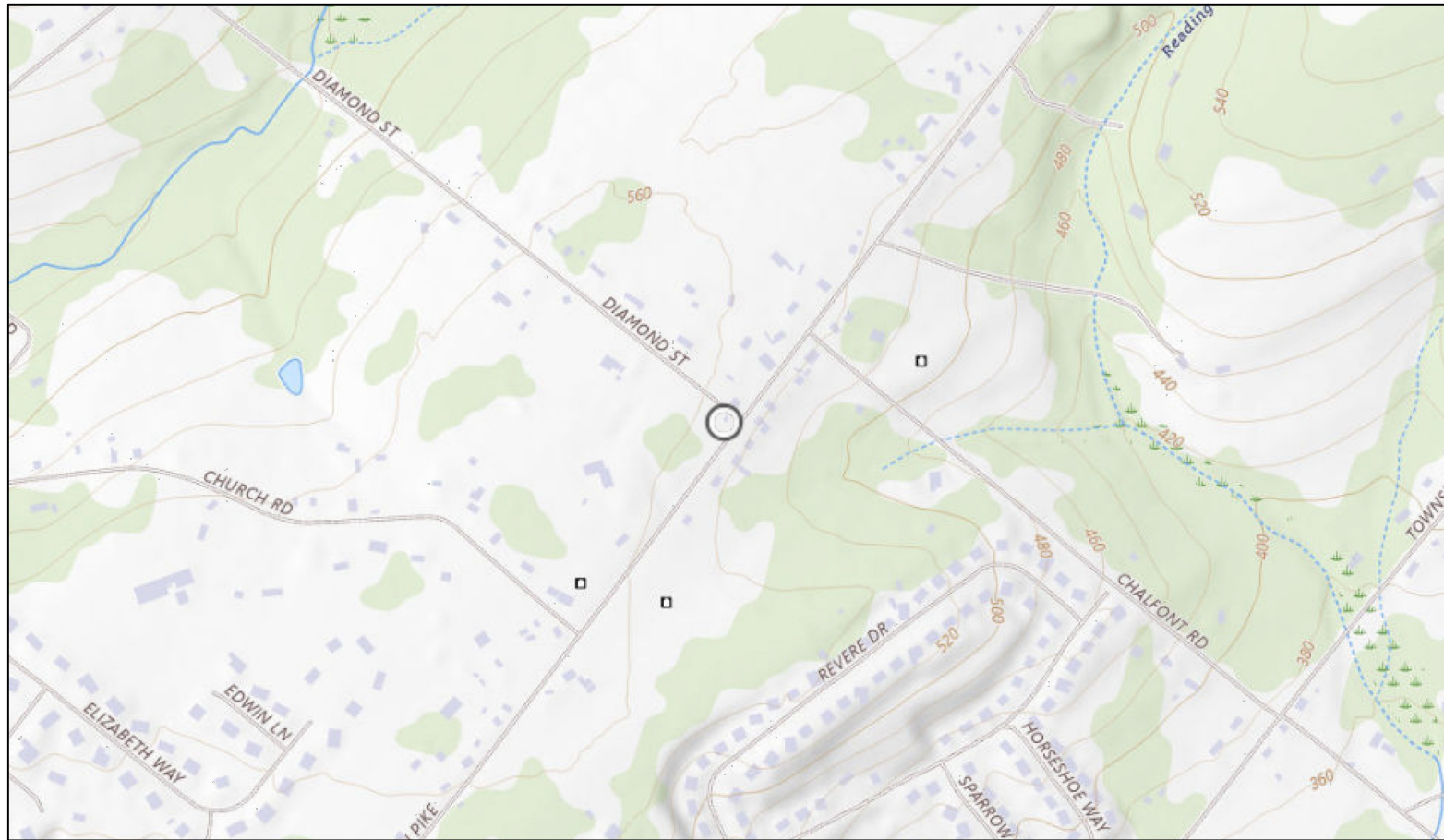
THE STORMWATER SYSTEM SHALL BE MAINTAINED BY THE PROPERTY OWNER.
15.

IMMEDIATE STABILIZATION IS REQUIRED TO BE PROVIDED UPON TEMPORARY CESSATION OF WORK - 4 OR MORE DAYS - OR AS SOON AS ANY GRADED AREA REACHES FINAL GRADE.



AERIAL TOPO MAP

1" = 800' - 0"



NATIONAL USGS MAP

1" = 800' - 0"

CONSTRUCTION SEQUENCE FOR SITE WORK

PRE CONSTRUCTION ACTIVITIES:

1.

CALL PA-ONE PRIOR TO THE START OF THE PROJECT.
2.

NOTIFY THE TOWNSHIP ENGINEER A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
3.

INSPECT AND SECURE EXISTING EROSION CONTROL MEASURES BEFORE PROCEEDING WITH DISTURBANCE ACTIVITIES.

CONSTRUCTION:

1.

INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO ANY DISTURBANCE ACTIVITIES.
2.

DEMOLISH THE EXISTING IMPERVIOUS SURFACE AREAS AS NOTED ON THE PLANS. REPAIR TURF UTILIZING THE DETAIL PROVIDED HEREIN.
3.

ROUGHLY GRADE THE PROPOSED DRIVEWAY AND LAY DOWN THE SUBBASE OF THE PROPOSED DRIVEWAY.
4.

GRADE THE SHALLOW BASIN TO LIMITS PROVIDED. ALLOW FOR RUNOFF TO POOL IN BASIN, DO NOT ALLOW DISCHARGE OF SEDIMENT LADEN WATER. WHEN BASIN AREA POOLS 4-INCHES, CONTRACTOR TO PUMP THE WATER INTO A SEDIMENT FILTER BAG IN ACCORDANCE WITH THE DETAILS. KEEP ORANGE CONSTRUCTION FENCING AROUND BASIN LIMITS TO DETER COMPACTION FROM CONSTRUCTION VEHICLE TRAFFIC.
5.

BEGIN EXCAVATION FOR FOOTERS AND INSTALLATION OF THE NEW DWELLING. PLACE EXCAVATED SOILS IN DESIGNATED TEMPORARY SOIL STOCKPILE AREA.
6.

INSTALL REMAINDER OF BUILDINGS IN ACCORDANCE WITH DETAILS.
7.

INSTALL THE REMAINDER OF THE SITE COMPONENTS (SIDEWALK, ASPHALT, ETC.).
8.

FINAL GRADE PROPOSED BASIN, STRAW AND SEED AREA AND INSTALL SPILLWAY IN ACCORDANCE WITH DETAILS.
9.

STRAW AND SEED DISTURBED AREAS.
10.

MAINTAIN VEGETATION AND REPAIR EROSION UNTIL GERMINATION AND GROWTH IS WELL ROOTED.

POST-CONSTRUCTION

1.

NOTIFY THE ENGINEER AND TOWNSHIP ONE WEEK IN ADVANCE OF COMPLETION TO PERFORM FINAL INSPECTION.
2.

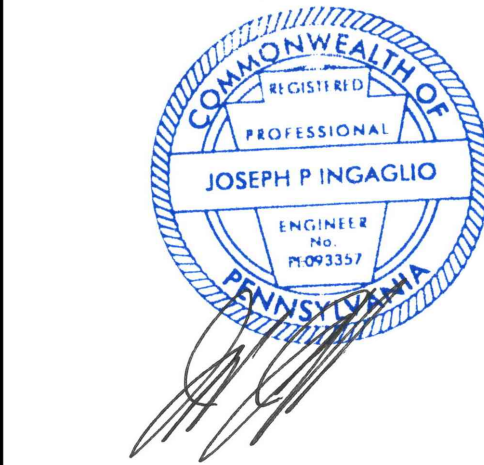
ALL EROSION AND SEDIMENTATION MEASURES SHALL BE REMOVED UPON PROVIDING PERMANENT STABILIZATION OF ALL DISTURBED AREAS.

OWNER:	HAUS2HOME LLC C/O MARK HAUS 2754 RED GATE DRIVE DOYLESTOWN, PA 18902 (215) 872-2990
SURVEYOR:	CAVANAUGH'S SURVEYING SERVICES PATRICK CAVANAUGH, PLS 28 EAST OAKLAND AVENUE DOYLESTOWN, PENNSYLVANIA 18901 215-348-8359

INDEX

SHEET NAME

CS	COVER SHEET
EF	EXISTING FEATURES
PF	PROPOSED FEATURES
ES	EROSION & SEDIMENT CONTROL MEASURES



Drawing Notes

BEFORE YOU DIG CONTACT
PA. ONE—CALL
1-800-242-1776



PENNSYLVANIA ONE CALL SYSTEM
PA. ACT 172 OF 1986 REQUIRES THREE
WORKING DAYS' NOTICE

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BUSTAMANTE
ENGINEERS INC.

Firm Name and Address

BUSTAMANTE
ENGINEERS, INC

875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 18902

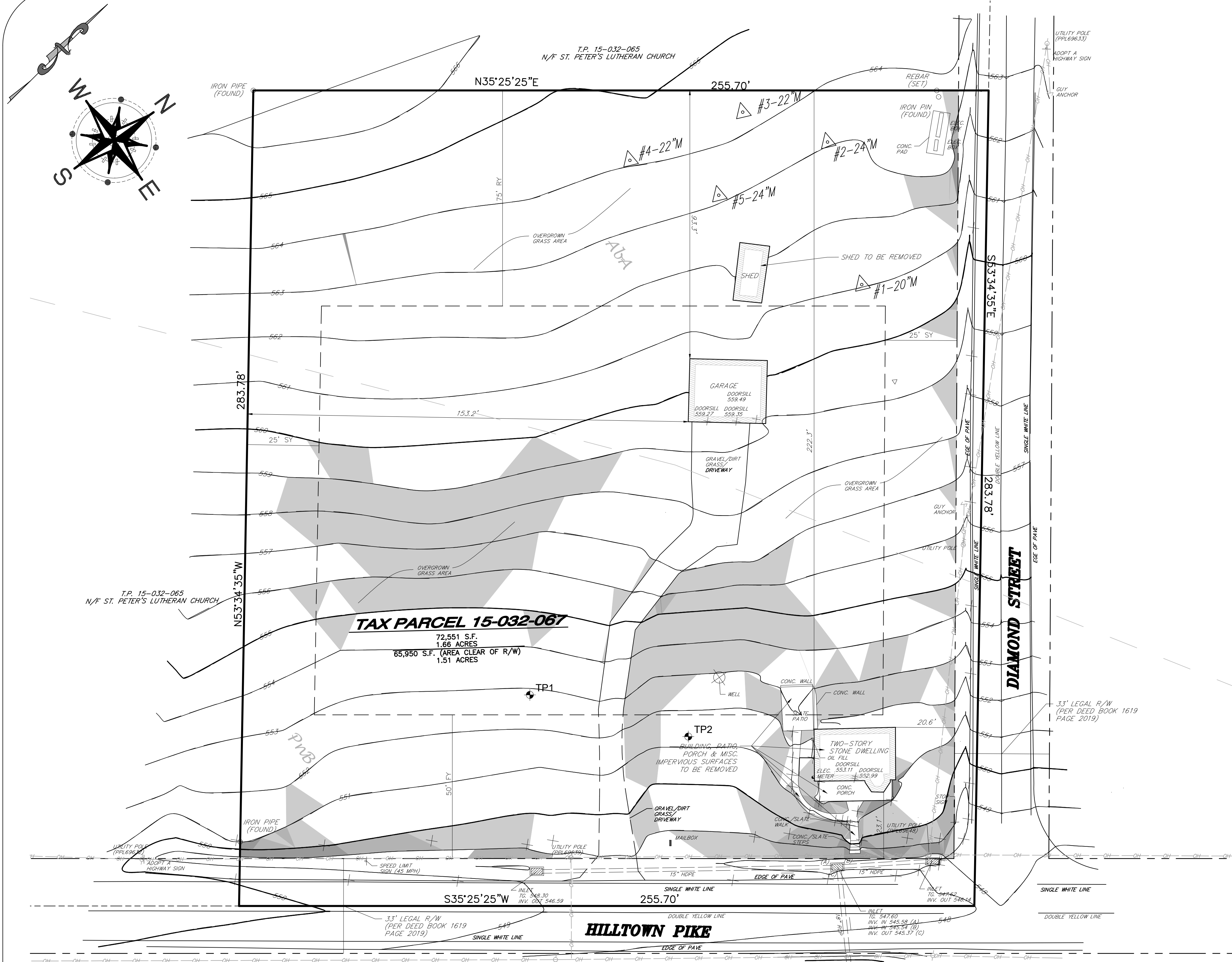
Client:

HAUS2HOME LLC
2754 RED GATE DRIVE
DOYLESTOWN, PA 18902

Project:

NEW HOME PROJECT AT
1040 HILLTOWN PIKE

Revision	Sheet
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LEGEND:

- EXIST. WATER SERVICE
- EXIST. FENCE LINE
- EXIST. FLOOD PLAIN
- EXIST. STREAM
- EXIST. EASEMENT
- EXIST. TRACT BOUNDARY
- EXIST. RIGHT-OF-WAY
- EXIST. ADJOINING PROPERTY LINE
- EXIST. EDGE OF ROAD
- EXIST. DRIVES
- EXIST. CENTERLINE
- EXIST. STORM SEWER LINE
- EXIST. SANITARY SEWER LINE
- EXIST. CONTOUR
- EXIST. INDEX CONTOUR
- EXIST. CURB

INFILTRATION TESTING

#	TEST DEPTH (in.)	DEPTH TO REDOX (in.)	TEST DEPTH (in.)	INFILTRATION RATE (in./hr)
TP-1a	24	24	12	6.00
TP-1b				3.00
TP-2a	30	20	8	4.50
TP-2b				3.00

REFER TO REPORT PREPARED BY ROOTED ENVIRONMENTAL CONSULTING DATED JUNE 29, 2026.

TOWNSHIP OF HILLTOWN, PA		
RR DISTRICT: RURAL RESIDENTIAL		
	REQUIREMENT	EXISTING
MINIMUM LOT AREA [AC]	3.0	1.51 *
WIDTH AT BUILDING LINE [FT]	150	247.74
MAXIMUM HEIGHT [FT]	35	
MINIMUM YARDS		
FRONT [FT]	50	20.6 23.1
SIDE [FT]	25	153.4
BACK [FT]	50	93.3
IMPERVIOUS	15%	5.16%
* EXISTING NON-CONFORMITY, TO REMAIN		

EXISTING IMPERVIOUS

DWELLING & PORCH	676 SF
PATIO, SIDEWALK, WALL	362 SF
DRIVEWAY	1,908 SF
GARAGE	593 SF
SHED	205 SF
TOTAL IMPERVIOUS	3,744 SF
IMPERVIOUS SURFACE COVERAGE	5.2%

GENERAL SURVEYING NOTES:

- THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON MAY 29TH, 2026.
- DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS. FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FILED SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
- VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNETGPS (NETWORK RTK) GPS BASE STATION NETWORK.
- HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE KEYNETGPS (NETWORK RTK) GPS BASE STATION NETWORK.
- METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 01 DEGREES 09 MINUTES 35 SECONDS COUNTER-CLOCKWISE.

NATURAL RESOURCES TABLE

RESOURCE	RESOURCE PROTECTION RATIO		ACRES OF LAND IN RESOURCE		RESOURCE PROTECTION LAND		RESOURCE DISTURBED	
Floodplain	1.00	X	0	=	0	ac	0	ac
Steep Slopes								
25%+	0.85	X	0.008	=	0.007	ac	0	ac
15%-25%	0.70	X	0.021	=	0.015	ac	0	ac
8-15%	0.60	X	0.235	=	0.141	ac	0.033	ac
Forest (woodlands)	0.8	X	0	=	0	ac	0	ac
Streams, Watercourses, Waters of Commonwealth, Lakes or Ponds	1	X	0	=	0	ac	0	ac

EXISTING SITE PLAN

SCALE: 1" = 20'-0"

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	AREA
1	8.00%	15.00%		10,220 SF
2	15.00%	25.00%		923 SF
3	25.00%	277218.00%		347 SF

RECEIVING STREAM DATA:
RECEIVING STREAM:
CREEK CHAPTER 93 STREAM CLASSIFICATION:
WATERSHED:

SOILS:
SYMBOL
AbA
PnB
UNIT NAME
Abbottstown silt loam, 0 to 3 percent slopes
Penn-Lansdale complex, 3 to 8 percent slopes

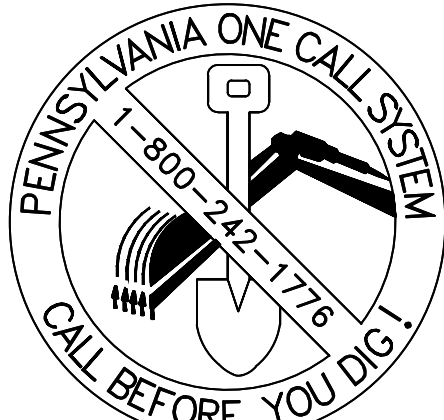
HYDRIC?
NO
NO

READING CREEK
WWF, MF
(WARM WATER FISHES, MIGRATORY FISHES)
NESHAMINY CREEK



Drawing Notes

BEFORE YOU DIG CONTACT
PA. ONE-CALL
1-800-242-1776



PENNSYLVANIA ONE CALL SYSTEM
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Firm Name and Address
BUSTAMANTE ENGINEERS, INC
875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 18902

Client:
HAUS2HOME LLC
2754 RED GATE DRIVE
DOYLESTOWN, PA 18902

Project:
NEW HOME PROJECT AT
1040 HILLTOWN PIKE

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2

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

LEGEND:

—W—W—W—W—

EXIST. WATER SERVICE

—X—X—X—X—

EXIST. FENCE LINE

—

EXIST. FLOOD PLAIN

—

EXIST. STREAM

—

EXIST. EASEMENT

—

EXIST. TRACT BOUNDARY

—

EXIST. RIGHT-OF-WAY

—

EXIST. ADJOINING PROPERTY LINE

—

EXIST. EDGE OF ROAD

—

EXIST. DRIVES

—

EXIST. CENTERLINE

—

EXIST. STORM SEWER LINE

—

EXIST. SANITARY SEWER LINE

—

EXIST. CONTOUR

—

EXIST. INDEX CONTOUR

—

EXIST. CURB

—

PROP. CURB

—W—W—W—W—

PROP. WATER LINE

—W—W—W—W—

PROP. WATER SERVICE

—L—L—L—L—

PROP. SANITARY LATERAL

—FM—

PROP. FORCE MAIN LATERAL

—

PROP. EASEMENT

—

PROP. EDGE OF ROAD

—

PROP. CENTERLINE

—

PROP. STORM SEWER

—

PROP. SANITARY SEWER

—

PROP. RIGHT-OF-WAY

—

PROP. LOT LINES

—

PROP. BUILDING SETBACK LINE

—

PROP. BUFFER LINE

1 1/2" WEARING COURSE (9.5 mm)

2 1/2" BASE COURSE (25 mm)

6" MIN. BASE MATERIAL (2A MODIFIED)

MIN. 2% MONOSLOPE OR CROWN

DRIVEWAY CROSS-SECTION

MIN. 12" OF NEW TOPSOIL - LIGHTLY COMPACTED

EXCAVATE MIN. 12" BELOW TOP OF FINISHED GRADE

IN-SITU SOILS

PROP. CONDITIONS | EX. CONDITIONS

REMOVED IMPERVIOUS

DWELLING & PORCH 676 SF

PATIO, SIDEWALK, WALL 362 SF

SHED 205 SF

TOTAL IMPERVIOUS TO REMOVE 1,243 SF

PROPOSED IMPERVIOUS

DWELLING & PORCH 2,060 SF

DRIVEWAY 1,143 SF

WALKWAY 96 SF

DECK 183 SF

TOTAL 3,482 SF

PROPOSED IMPERVIOUS 3,482 SF

TOTAL IMPERVIOUS TO BE REMOVED 1,243 SF

NET IMPERVIOUS 2,239 SF

PROPOSED TOTAL IMPERVIOUS COVERAGE 5,983 SF

IMPERVIOUS SURFACE COVERAGE 8.2%

RR (Rural Residential)

Use: B1- Single Family Detached

PROPOSED ZONING TABLE

	Required	Existing	Proposed
MINIMUM LOT AREA [AC]	3.0	1.51 *	1.51 *
WIDTH AT BUILDING LINE [FT]	150	247.74	247.74
MAXIMUM HEIGHT [FT]	35	n/a	32
MINIMUM YARDS			
FRONT [FT]	50	20.6 23.1	133.9 65.9
SIDE [FT]	25	153.4	66.7
BACK [FT]	50	93.3	79.4
IMPERVIOUS COVERAGE	15%	5.16%	8.25%

NOTE: ANY REMOVED IMPERVIOUS THAT IS TO BE REPLACED WITH PERVIOUS AREA IS TO BE EXCAVATED A MIN OF 12" DOWN BELOW TOP OF FINISHED GRADE. RESTORE WITH MIN. 12" OF NEW TOPSOIL, STRAW AND SEED. DO NOT COMPACT NEW TOPSOIL.

SOIL RESTORATION DETAIL

N.T.S.

STORMWATER CALCULATIONS:

NET IMPERVIOUS: 2,239 SF

REQ'D VOLUME: 2,239 SF x 2 in / 12 = 373.17 CF

PROPOSED VOLUME: 391.12 CF (Refer to hand calculations)

DEWATERING TIME: 6 in. deep @ 1.50 in./hr (FS 2) = 4 hours

VARIANCE REQUEST:

§160-23.1(2)(a)[4] - To permit an accessory structure (existing garage) in the front yard of Diamond Street.

SPILLWAY TO BE LINED WITH NORTH AMERICAN VMAX C350

EXTEND LINER MINIMUM 2' AT TOP OF EMBANKMENT, STAPLED (TYP.)

0.5

5'

1

3

SPILLWAY NOTES:

1. ELEVATION OF SPILLWAY TO BE 552.50'. ELEVATION OF TOP OF BERM TO BE 553.00'.

2. SPILLWAY TO BE LINED WITH NORTH AMERICAN VMAX C350. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

3. LINING TO EXTEND TO THE TOE OF THE FILL SLOPE ON THE OUTSIDE OF THE BERM. LINER TO EXTEND FIVE (5) FEET BELOW THE SPILLWAY CREST ON THE INSIDE OF THE BERM.

4. EXTEND LINER UP EMBANKMENT A MINIMUM OF 2 FEET, STAPLE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

5. SEED AREA WITH NORTH AMERICAN GREEN S75.

SPILLWAY DETAIL

LINED SPILLWAY (REFER TO DETAIL)

EL: 552.50

3

1

TOP OF BASIN: 553.00

BOT OF BASIN: 552.00

APPROX. LIMITING ZONE: 551.00

BASIN INSTALLATION NOTES:

1. EXCAVATE BASIN TO PROPOSED GRADING. MINIMIZE COMPACTION AT BOTTOM OF BASIN TO ENSURE SOILS REMAIN PERMEABLE.

2. SUITABLE SOILS ARE FREE OF ROOTS, WOOD VEGETATION, OVERSIZED STONES, ROCKS OR OTHER OBJECTIONABLE MATERIALS. AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL.

3. THE FILL MATERIAL SHOULD CONTAIN SUFFICIENT MOISTURE SO THAT IT CAN BE FORMED BY HAND INTO A BALL WITHOUT CRUMBLING. IF WATER CAN BE SQUEEZED OUT OF THE BALL, IT IS TOO WET FOR PROPER COMPACTION. A CERTIFIED SOIL SCIENTIST CONFIRMING THE USABILITY OF SOILS IS RECOMMENDED.

4. FILL MATERIAL WILL BE PLACED IN MAXIMUM 6 TO 8 INCH LIFTS OVER THE ENTIRE LENGTH OF THE FILL. FILL MATERIAL MUST BE COMPACTED TO A MINIMUM OF 90% OF MODIFIED PROCTOR DENSITY. COMPACTION TESTING BY A CERTIFIED SOILS ENGINEER/GEOLOGIST MUST BE COMPLETED AS DIRECTED BY THE TOWNSHIP ENGINEER TO VERIFY ADEQUATE COMPACTION HAS BEEN ACHIEVED.

5. SPILLWAY TO BE LINED WITH NORTH AMERICAN GREEN VMAX 350 AND SEEDED WITH NORTH AMERICAN S75. THE LINING SHALL EXTEND TO THE TOE OF THE FILL SLOPE ON THE OUTSIDE OF THE BERM, AND SHALL EXTEND TO AN ELEVATION THREE FEET BELOW THE SPILLWAY CREST ON THE INSIDE OF THE BERM.

BASIN CROSS-SECTION

COMMONWEALTH OF PENNSYLVANIA

REGISTERED PROFESSIONAL

JOSEPH P. INGAGLIO

ENGINEER No. PE093337

Drawing Notes

BEFORE YOU DIG CONTACT PA. ONE-CALL 1-800-242-1776

PENNSYLVANIA ONE CALL SYSTEM

1-800-242-1776

CALL BEFORE YOU DIG!

PENNSYLVANIA ONE CALL SYSTEM PA. ACT 172 OF 1986 REQUIRES THREE WORKING DAYS NOTICE

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HAUS2HOME LLC

2754 RED GATE DRIVE

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NEW HOME PROJECT AT 1040 HILLTOWN PIKE

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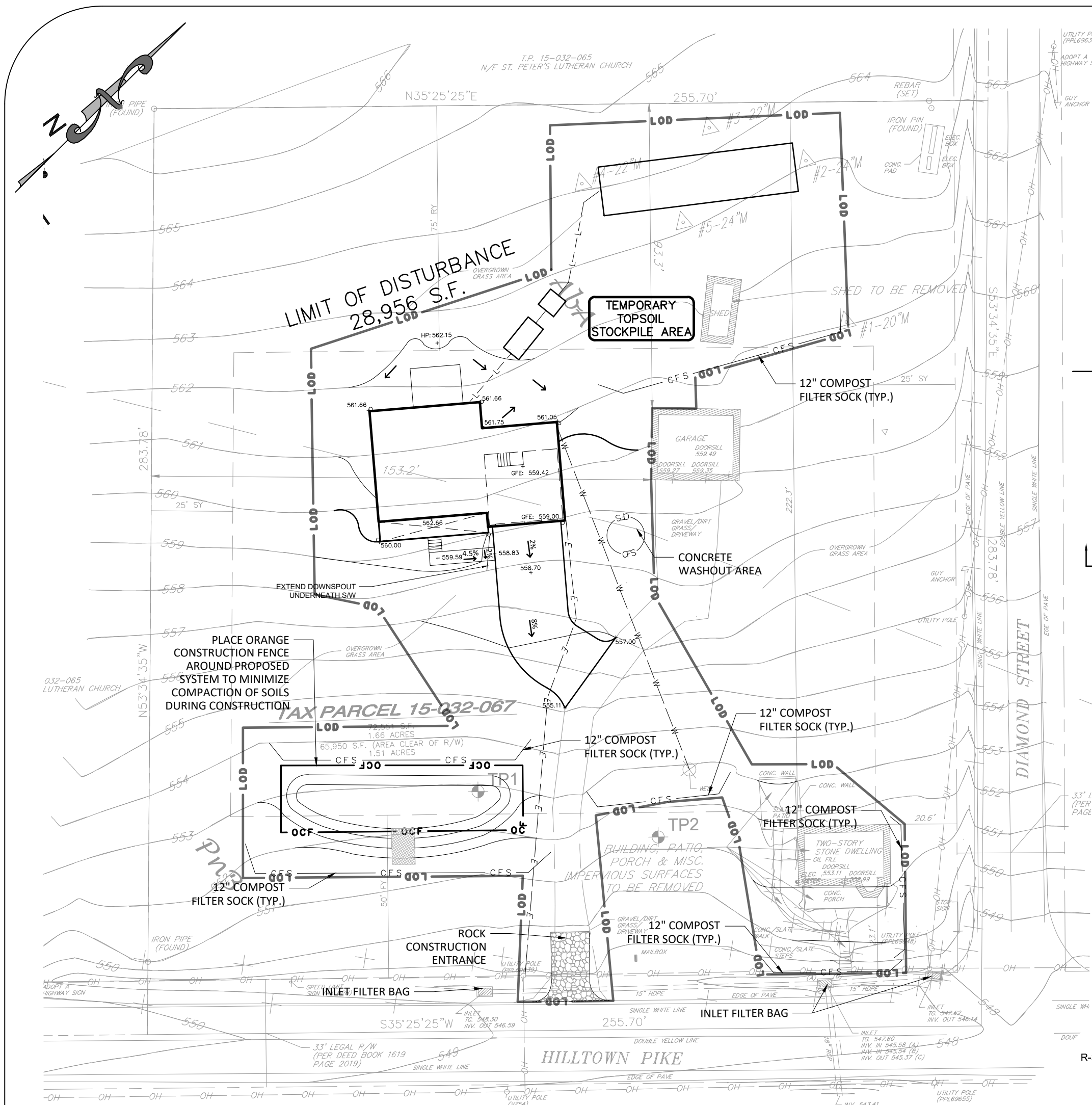
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PF

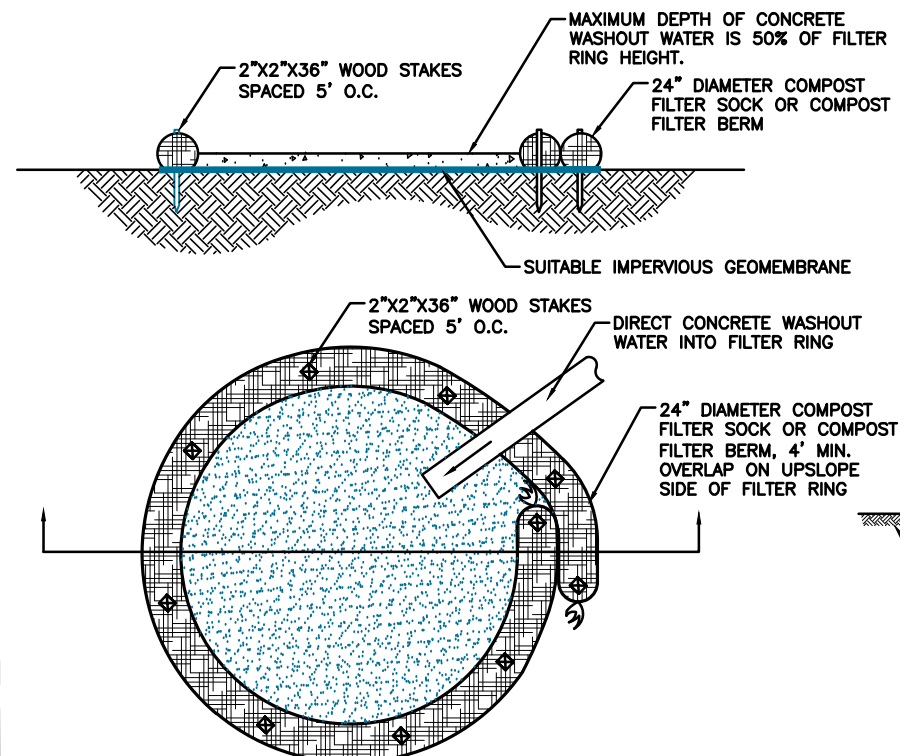
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Sheet



LEGEND:

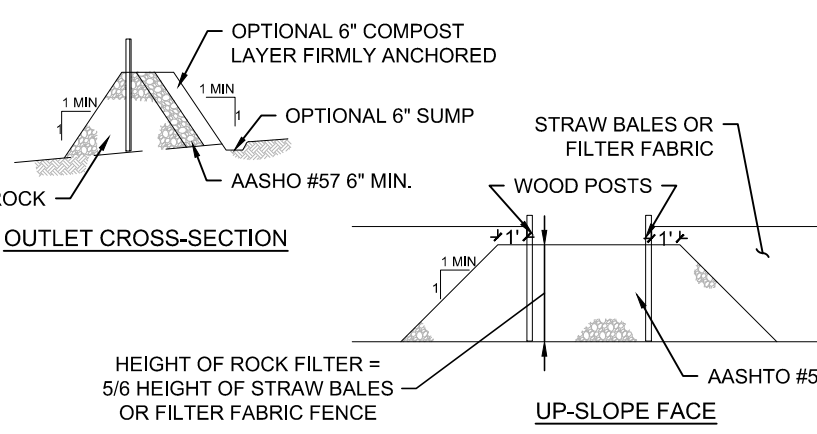
- OCF ORANGE CONSTRUCTION FENCE
- CFS COMPOST FILTER SOCK
- SS PROP. SUPER SILT FENCE
- SF PROP. SILT FENCE
- LOD PROP. LIMIT OF DISTURBANCE LINE



- NOTES:
1. INSTALL ON FLAT GRADE (2% MAXIMUM SLOPE) FOR OPTIMAL PERFORMANCE.
 2. 12\"/>
 3. ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. COMPOST SOCK MUST REMAIN IN CONTINUOUS CONTACT WITH THE GEOMEMBRANE AT ALL LOCATIONS. DAMAGED OR LEAKING WASHOUTS SHOULD BE ACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
 4. ACCUMULATED MATERIALS TO BE REMOVED WHEN THEY REACH 75% CAPACITY.

COMPOST SOCK WASHOUT INSTALLATION

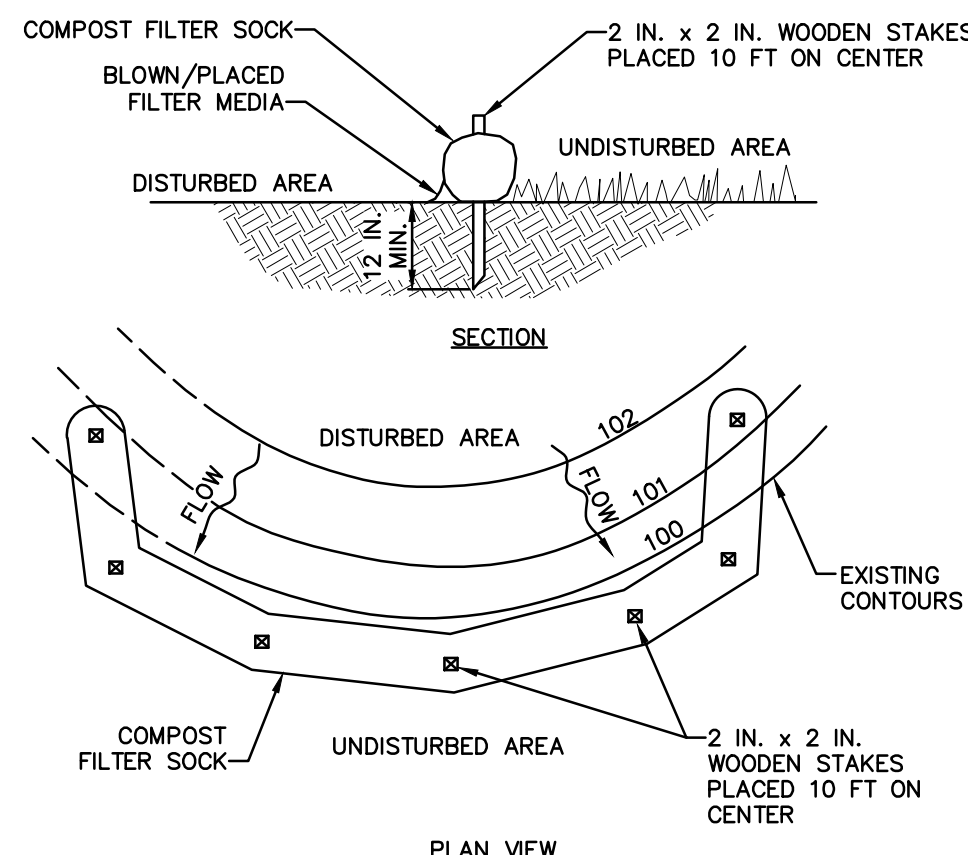
NOT TO SCALE



PA DEP
A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

ROCK FILTER OUTLET DETAIL

N.T.S.



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SOCK SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

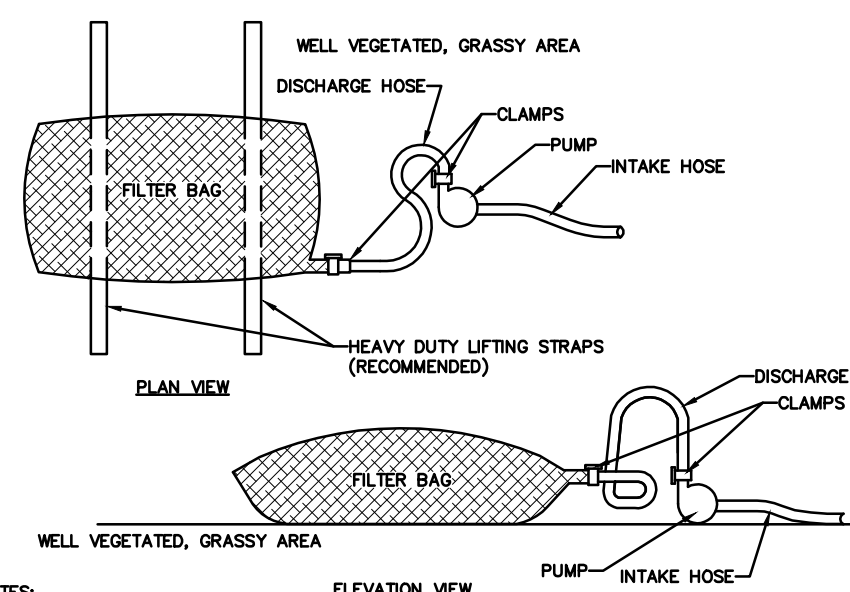
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BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. PLY OF PVC PIPE IS REQUIRED FOR THIS PURPOSE.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

COMPOST FILTER SOCK

(NOT TO SCALE)



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB./IN.
GRAB TENSILE	ASTM D-4832	235 LB.
PUNCTURE	ASTM D-4833	110 LB.
MULLEN BURST	ASTM D-3786	350 PSI
LIV RESISTANCE	ASTM D-4355	70%
LOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE OUTLET STABLE, DROSSN RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 2% FOR SLOPES EXCEEDING 2% CLEAN ROCK OR OTHER NON-EROSILE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

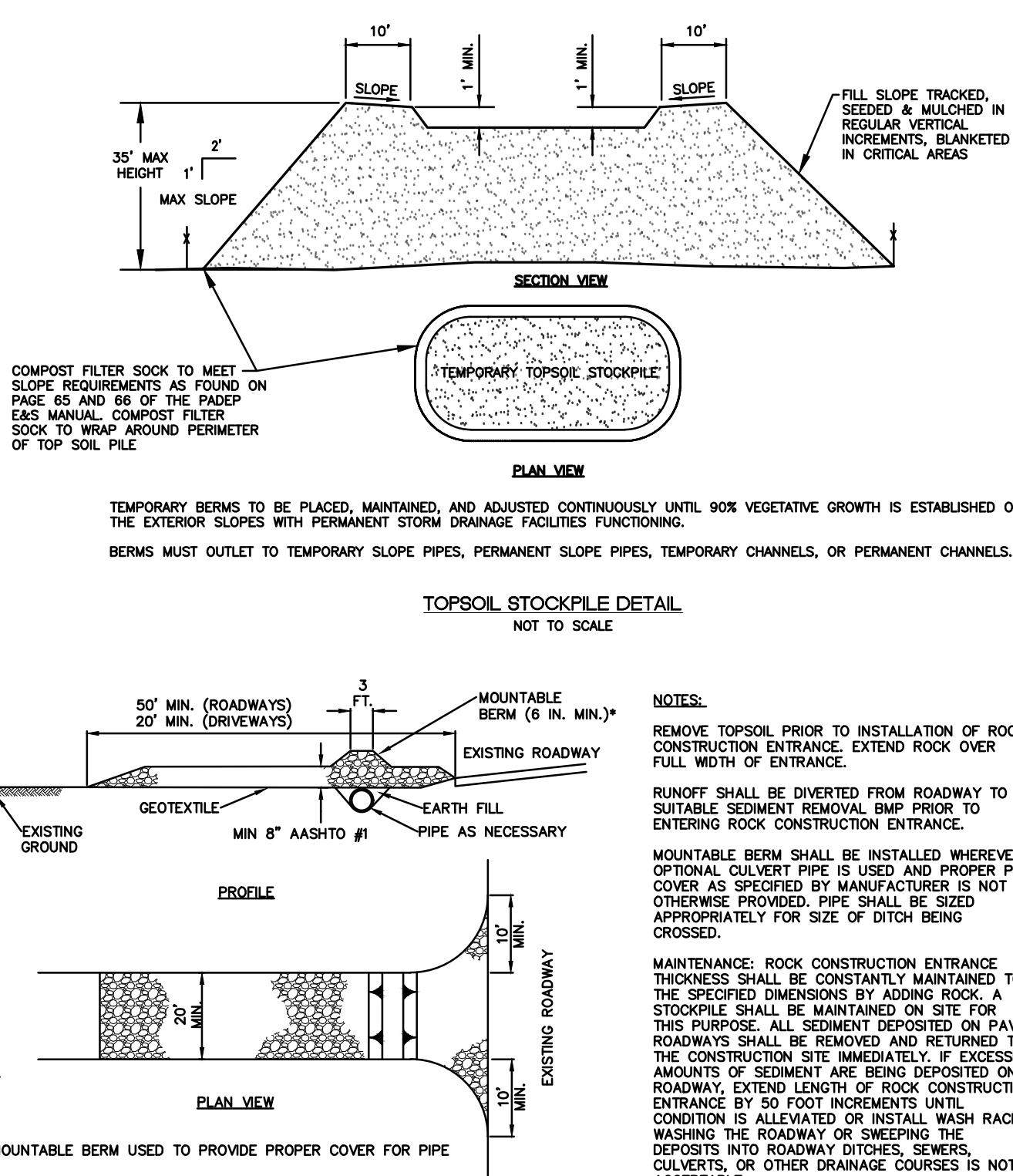
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SOREKED.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SOREKED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

PUMPED WATER FILTER BAG DETAIL

NOT TO SCALE



ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

TEMPORARY AND PERMANENT SEEDING SPECIFICATIONS - LAWN & SLOPE AREAS:

SURFACE STABILIZATION CRITERIA: DENUDED AREAS SHALL BE STABILIZED TEMPORARILY OR PERMANENTLY. IMMEDIATELY FERTILIZE, LIME AND MULCH AS BELOW. MINIMUM 90% PURITY AND 85% GERMINATION.

A. TEMPORARY COVER: SEED WITH 50% WINTER RYE 50% ANNUAL RYE GRASS AT 7 LBS./1,000 S.F.

1. MULCH WITH HAY - 3 TONS/ACRE

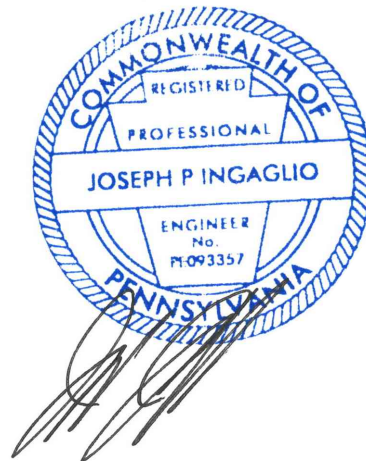
B. PERMANENT COVER: SEED WITH 60% PENNSTAR KENTUCKY BLUEGRASS, 10% PENNFINE RED FESCUE AT 5 LBS./1,000 S.F.

1. MULCH WITH HAY - 3 TONS/ACRE

SOIL AMENDMENT	PERMANENT SEEDING APPLICATION RATE			NOTES
	PER ACRE	PER 1,000 S.F.	PER 1,000 S.Y.	
AGRICULTURAL LIME	6 TONS	240 LB	2,480 LB	OR AS PER SOIL TEST. MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
10-10-20 FERTILIZER	1,000 LB	25 LB	210 LB	OR AS PER SOIL TEST. MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
TEMPORARY SEEDING APPLICATION RATE				
AGRICULTURAL LIME	1 TON	40 LB	410 LB	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
10-10-20 FERTILIZER	500 LB	12.5 LB	100 LB	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES

STANDARD E&S CONTROL NOTES:

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES OR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING AN EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROCKS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NO COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET. SEQ. 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FILL MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN. OVER UNDISTURBED.
14. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RESEEDING, REMULCHING, AND RENEWING MUST BE PERFORMED IMMEDIATELY IF THE E&S BMPs FAIL, TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
15. A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
16. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO AN ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
17. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
18. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
19. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
20. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILL.
21. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
22. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
23. ALL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
25. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPLETE BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDS AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
26. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
27. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
28. E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL. CONVERSION OF THE E&S BMPs.
30. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING GERMINATING SEASON.
31. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
32. FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$200 IN INSIDE/OUTSIDE CRIMINAL PENALTIES FOR EACH VIOLATION.
33. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL WASTES.
34. UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
35. CHANNELS HAVING REMOVED MATERIALS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.



Drawing Notes

BEFORE YOU DIG CONTACT
PA. ONE-CALL
1-800-242-1776



PENNSYLVANIA ONE CALL SYSTEM
PA. ACT 172 OF 1986 REQUIRES THREE
WORKING DAYS NOTICE

No.	Description	Revised By	Date
4	Variance Req.	JND	09/3/2026
3	Rev 2	JND	07/31/2026
2	Rev 1	JND	07/28/2026
1	For Permit	JND	07/09/2026



Firm Name and Address
BUSTAMANTE ENGINEERS, INC
875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 18902

Client: **HAUS2HOME LLC**
2754 RED GATE DRIVE
DOYLESTOWN, PA 18902
Project: **NEW HOME PROJECT AT**
1040 HILLTOWN PIKE

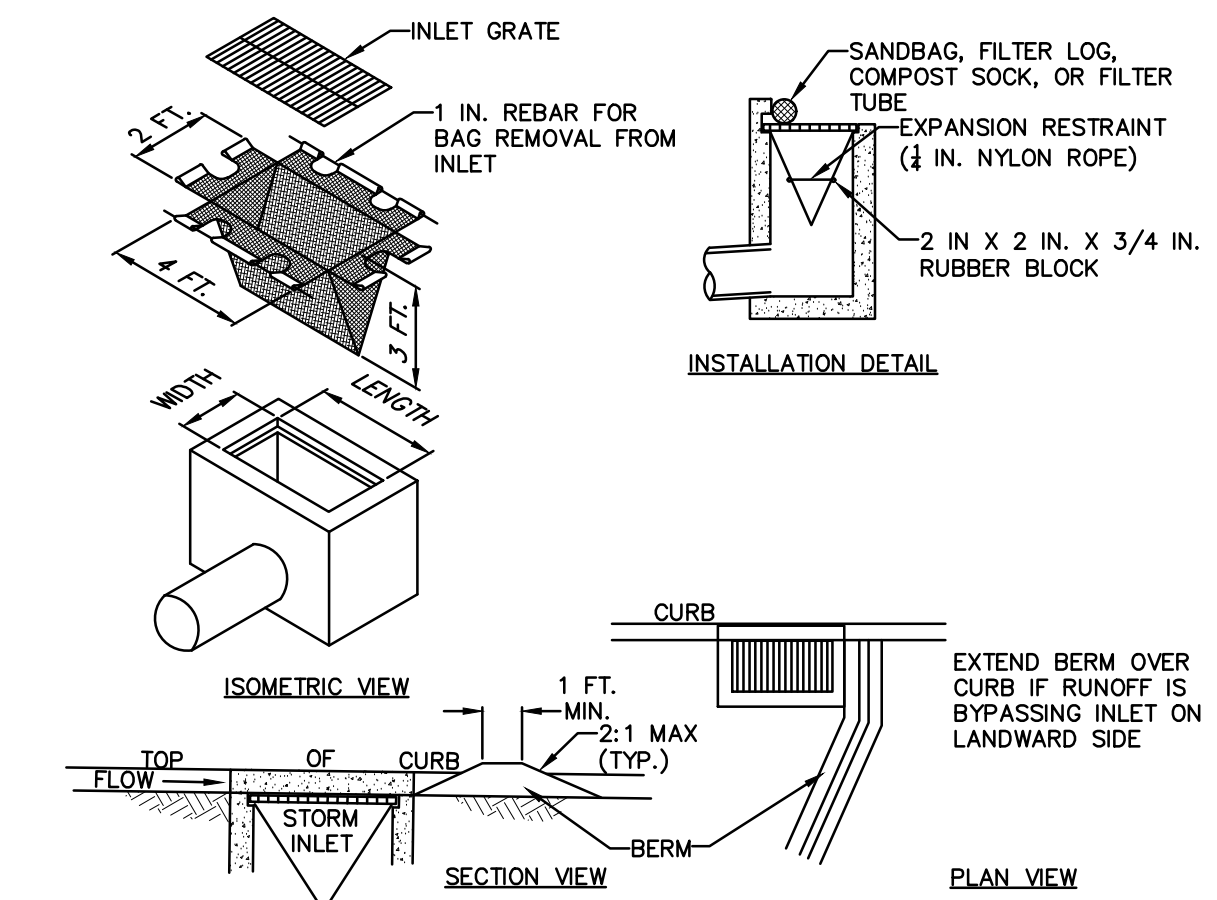
Revision	Sheet
Variance Request	E&S
Date: September 3, 2026	4 of 4
Scale: As Noted	

3

EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 30'-0"

SOILS:	UNIT NAME	HYDRIC?
SYMBOL		
ABa	Abbottstown silt loam, 0 to 3 percent slopes	NO
PnB	Penn-Lansdale complex, 3 to 8 percent slopes	NO



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG INLET PROTECTION - TYPE C INLET
(NOT TO SCALE)

NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SOCK SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN. COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

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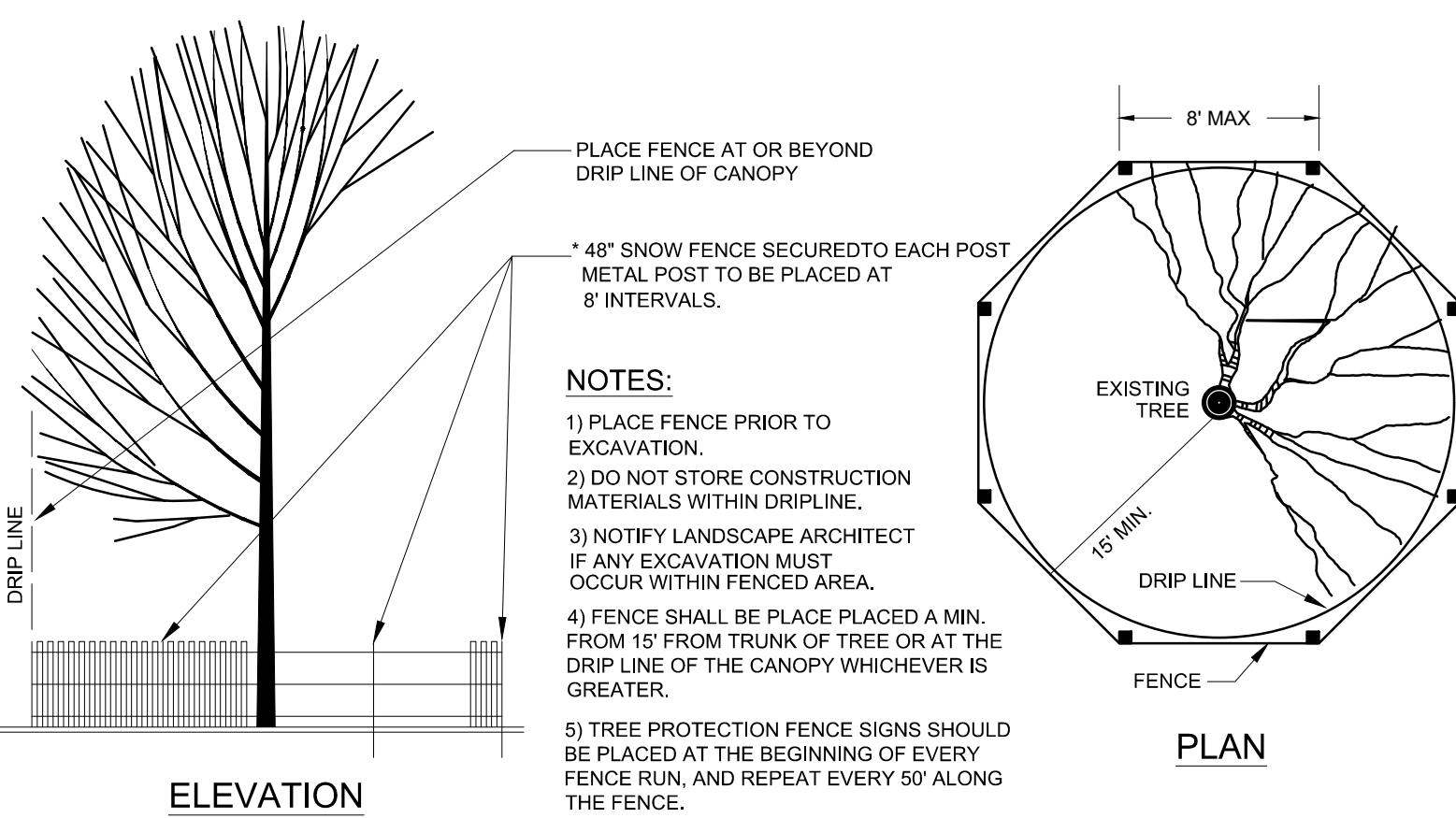
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COMPOST FILTER SOCK

(NOT TO SCALE)

PUMPED WATER FILTER BAG DETAIL

NOT TO SCALE



ELEVATION

PLAN



PLANNING REPORT

WYNN ASSOCIATES, INC.
MUNICIPAL ENGINEERING SERVICES

(215) 536-7336 • FAX (215) 536-5361
211 West Broad Street • Quakertown • PA • 18951

September 23, 2026

Caleb Torrice, Chairperson (via email)
Jim Groff, Vice Chairperson (via email)
Joe Metzinger, Supervisor (via email)
Hilltown Township Board of Supervisors
13 W. Creamery Road, PO Box 260
Hilltown, PA 18927

Subject: September 28, 2026 Board of Supervisors Meeting
Planning/Engineering Agenda Items
File No. 03-000

Dear Supervisors,

The following item is included under the Planning portion of your agenda:

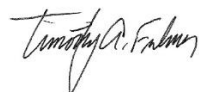
J.L. Horgan Services, LLC Land Development Plan – At their meeting held on January 20, 2026, the Township Planning Commission approved a motion recommending preliminary approval of the subject application, conditional upon the applicant satisfying all items contained within engineering review correspondence dated January 9, 2026 from this office. Subsequently, the plan was revised and resubmitted for review, which was reviewed by this office within the enclosed correspondence dated September 21, 2026. The following discussion items are offered for your consideration:

- With respect to Item 1 of engineering review dated September 21, 2026, the Planning Commission had requested that some additional trees be proposed along the southeast side of the parking lot (near the stormwater basin area), however, the current plan does not propose any additional trees in this area. As the applicant is seeking a waiver of parking lot tree requirements, the Township may consider conditioning any waiver approval on the plan being revised to propose some additional trees in this area.
- With respect to Item 2.A of engineering review dated September 21, 2026, the site contains manmade steep slopes in a developed area of the site that will be redisturbed in conjunction with the proposed project. The area of “natural” steep slopes is also identified, which will be preserved in accordance with requirements of the Zoning Ordinance. This office sees no issue with the disturbance of manmade slopes (within existing developed areas) being redisturbed provided that the naturally occurring steep slopes are preserved as required by the Zoning Ordinance.
- With respect to waivers identified in Item 4 of engineering review dated September 21, 2026, the Planning Commission recommended approval of all waivers (excepting the waiver request to consider the plan as “preliminary/final”). The Township has not received a cost estimate for waived sidewalk yet, in order to quantify the amount of capital contribution in lieu of construction of sidewalk along the site frontage.

There are no items included under the Engineering portion of your agenda.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Timothy Fulmer, P.E.
Township Engineer

TAF
Enclosure

Hilltown Township Board of Supervisors

Subject: September 28, 2026 Board of Supervisors Agenda

September 23, 2026

Page 2

cc: Deanna Ferry, Township Manager (via email)
David Boscola, Finance Director/Assistant to the Manager (via email)
Tiffany Crivelli, Township Administrative Assistant (via email)
Nicole Heckenswiler, Township Administrative Assistant (via email)
Victoria Bowling, Township Administrative Assistant (via email)
Jack Wuerstle, Esq. (via email)

WYNN ASSOCIATES, INC.
MUNICIPAL ENGINEERING SERVICES

(215) 536-7336 • FAX (215) 536-5361
211 West Broad Street • Quakertown • PA • 18951

September 21, 2026

Caleb Torrice, Chairman (via email)
Board of Supervisors
Hilltown Township
P.O. Box 260
13 W. Creamery Road
Hilltown, PA 18927

Subject: J.L. Horgan Services, LLC Land Development
3231 Bethlehem Pike
TMP #15-23-25
File No. 01-703

Dear Supervisors,

The following comments and/or recommendations are made with respect to the subject revised land development plan, sheets 1 thru 13, dated November 24, 2025, last revised July 20, 2026, prepared by Charles E. Shoemaker, Inc., which was received by the Township on September 15, 2026:

SUBMISSION:

The 2.64 acres (gross) tract located along the northeast side of Bethlehem Pike within the PC-1 Zoning District currently contains an existing non-conforming Contracting (G5) Use, which includes multiple structures, outdoor storage/parking and driveway access along Bethlehem Pike. Plan identifies the proposed construction of a 7,800 SF building, containing 2,400 SF of office space (Use D3), plus 5,400 SF contractor space (Use G5), to replace the existing buildings. Plan also identifies site improvements to create expanded areas for parking and storage, as well as stormwater management facilities. Site is bounded to the north by a parcel in residential use and two vacant parcels (all zoned in PC-1), to the east by Route 309 Bypass, to the west by Bethlehem Pike, and to the south by a vacant parcel. The property is served by on-lot water and on-lot sewage disposal facilities.

DISCUSSION:

1. Site was subject of a sketch plan application, which was reviewed by this office within correspondence dated June 2, 2025 and was discussed at your meeting held on June 16, 2025. Layout shown on the current land development plan is substantially similar to that shown on the prior sketch plan.

At their meeting held on January 20, 2026, the Township Planning Commission approved a motion to recommend preliminary plan approval, subject to compliance with the January 6, 2026 engineering review letter from Wynn Associates, Inc.; and the addition of trees along the southeast side of the parking lot.

2. Plan identifies that the site contains environmental resources (steep slopes and wetlands) that require protection in accordance with Section 160-28 of the Zoning Ordinance. The following items pertaining to resource protection should be addressed:
 - A. Environmental Performance Standards table indicates that the preserved area of steep slopes for each slope category will be less than the minimum preserved area required by the Zoning Ordinance. The limits of each slope category should be identified on a plan showing the limits of disturbance, to enable confirmation of compliance with resource protection requirements. To the extent that steep slopes are identified within the existing parking/storage facility (which is already considered altered by man-made

improvements), Township should determine if these areas should be excluded from the area of natural resources to be considered for preservation. Otherwise, variance approval must be obtained from the Zoning Hearing Board to permit disturbance in excess of the allowable rates specified by the Zoning Ordinance.

- B. Plan identifies an area of wetlands delineated by VW Consultants in February 2025. A Wetland Study, prepared by a qualified professional expert in the delineation of wetlands/regulated waters, should be submitted with the preliminary plan to document the on-site investigation that was completed to determine the extent of wetlands shown on the plan. (SLDO Section 140-23)
- 3. Type 1 (35 feet wide) buffer yard is required where the non-residential use abuts land in residential use (existing residence on TMP #15-23-28; and a Type 5 (15 feet wide) buffer yard is required around parking facilities. Site is currently non-conforming to buffer yard requirements, as existing manmade improvements already partially encroach within the required buffer yard areas. Plan identifies installation of a proposed retaining wall to prevent further encroachment within the required Type 1 buffer yard (due to site grading) and to enable retention of existing vegetation that effectively serves to buffer the existing residential property. Existing vegetation (supplemented by six proposed evergreen trees) is proposed to remain within the Type 1 buffer yard; and required parking lot buffer yard landscaping has been proposed to satisfy buffer yard planting requirements of the Zoning Ordinance. (ZO Section 160-33)
- 4. Correspondence dated December 1, 2025, last revised September 11, 2026, prepared by Charles E. Shoemaker, Inc. was received, which requests waivers of the following Ordinance sections:
 - A. SLDO Section 140-17, which requires major subdivision and land development proposals to be considered as separate "preliminary" and "final" applications. Waiver is requested to allow the current application to be considered as both preliminary and final. Township should consider the completeness of the application and review comments relative to whether submission of a separate preliminary and final plan is necessary to satisfy Township review comments.
 - B. SLDO Section 140-38.C.2.(d), which requires all storm sewer pipes to have a minimum diameter of 18 inches. Waiver is requested to permit some storm sewer pipes to have smaller diameters (6" and 12") within the stormwater management basin to convey the lower-intensity storm events. As the basin is privately owned and maintained, this office has no objection to the applicant's request.
 - C. SLDO Section 140-35.A, which requires curb to be installed around all parking areas located within new non-residential developments. Plan identifies that only a portion of the parking area perimeter will be curbed to aid in the collection of stormwater runoff. As the parking area is private, this office has no objection to the applicant's request.
 - D. SLDO Section 140-36, which requires sidewalk to be installed along Bethlehem Pike within the frontage of the site. It is noted that no sidewalk exists within the vicinity of the site, and the use does not generate pedestrian traffic. This office has no objection to the applicant's request, conditional upon a capital contribution in lieu of required sidewalk being agreed upon between the applicant and the Township. A cost estimate for the quantity of required concrete sidewalk along the site frontage should be submitted for review and determination of the amount of capital contribution.
 - E. SLDO Section 140-45.C.(8), which requires all non-residential parking facilities to be paved. A partial waiver is requested to pave 24 parking spaces, with the remaining 15 spaces (to be held in reserve) constructed in crushed stone. As the parking area is private, this office has no objection to the applicant's request.

- F. SLDO Section 140-37.D, which requires that all off-street parking areas be shaded to provide a minimum shade coverage of 50% of the impervious area. Request notes that the project involves reconfiguration of an existing parking lot with no current shading, and the new parking lot will provide 18% shading. As the parking area reconfiguration will increase shading, this office has no objection to the applicant's request. The Planning Commission requested some additional trees along the southeast side of the parking lot, which have not been added to the current plan.
- G. SLDO Section 140-45.G(4), which requires that 20 feet of open space be provided between the outside wall of a non-residential building and any parking space to provide access for firefighting equipment. Provided that the servicing fire company (Hilltown Station 60) has no issue with access to the building as currently proposed, this office has no objection to the applicant's request.
- H. SMO Section 134-20.D, which requires emergency spillways constructed in fill conditions to be lined with concrete checkerblock to resist erosion. Waiver is requested to utilize reinforced vegetated lining in lieu of concrete checkerblock to resist erosion. As the basin is privately owned, this office has no objection to the applicant's request.

5. The following issues related to parking lot/access design should be addressed:

- A. Fifteen required parking spaces are proposed to be reserved from construction at this time. Reservation of parking spaces, if approved by the Board of Supervisors, requires a written agreement (prepared by the Township Solicitor) to be executed between the property owner and Township pursuant to Section 160-47.D of the Zoning Ordinance.
- B. To the extent that any of the proposed site alterations encroach within the existing legal right of way of Bethlehem Pike, approval should be received from PennDot via issuance of a Highway Occupancy Permit. (SLDO Section 140-28.B)

6. "Post Construction Stormwater Management and Erosion Control Narrative", dated November 24, 2025, last revised August 28, 2026, prepared by Charles E. Shoemaker, Inc., was submitted with the plan application. Site is located within the Neshaminy Creek (District A) Watershed, which requires compliance with peak rate reduction and volume control requirements of the Stormwater Management Ordinance (Ordinance 2022-01). A stormwater management MRC basin and underground BMP are proposed in the southwest corner of the site, which have been designed to manage stormwater runoff from the project area.

Stormwater management facilities are the responsibility of the property owner to maintain in perpetuity. A Stormwater Facilities Maintenance and Monitoring Agreement, prepared by the Township Solicitor, should be executed between the applicant and Township to ensure that the stormwater facilities are maintained in accordance with the approved plan; and gives the Township the right, but not the obligation, to inspect the site to verify the condition of the stormwater facilities. (SMO Section 134-42)

Additional comments relative to stormwater management analysis and design of BMPs are included in the engineering/drafting detail portion of this review.

7. Written verification of approval for design of erosion and sediment control measures to be implemented during construction activity should be received from Bucks County Conservation District. As proposed earth disturbance exceeds one acre, project must also comply with requirements of the NPDES permit program administered by PADEP/Bucks County Conservation District via issuance of an NPDES permit. (SLDO Section 140-40)

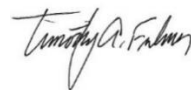
8. Site is proposed to be served by an existing well. If additional water demand is anticipated, existing well should be tested to ensure that the additional demand can be supplied via the existing water supply. Plan should also be reviewed by the servicing fire company (Hilltown Station 60) relative to site access and firefighting concerns. (SLDO Section 140-41)
9. Site is proposed to be served by a new on-lot sewage disposal facility. A permit for septic system installation should be received from Bucks County Department of Health. Written confirmation should also be received from PADEP relative to a waiver of Sewage Facilities Planning. (SLDO Section 140-21 & 140-42)
10. Ultimate right of way area of Bethlehem Pike within the frontage of the site should be offered for dedication to the Township by note on the record plan, and should be accepted by the Township as an easement. A legal description signed and sealed by the responsible professional land surveyor should be submitted for review and preparation of easement documents by the Township Solicitor. Easement documents should be executed by the property owner in a manner satisfactory to the Township, prior to plan recordation.
11. An existing concrete block storage area and trailers encroach within PennDot right-of-way associated with the Route 309 Bypass and are specified to be removed. Removal of the encroachments should be accomplished as part of the project.
12. Development/Financial Security Agreement should be executed between the applicant and Township to guarantee completion of required improvements, including, but not limited to, erosion and sediment control measures, stormwater management facilities, landscaping, and associated improvements. An Opinion of Cost, prepared by a licensed professional engineer, should be submitted to the Township for review. (SLDO Section 140-55)
13. Attached to this correspondence is a review of engineering/drafting detail items, which should be satisfactorily addressed.

RECOMMENDATION:

Plan should not be approved unless the above items are resolved in a manner satisfactory to the Township.

If you have any questions, do not hesitate to contact me.

Very Truly Yours,



Timothy Fulmer, P.E.
Township Engineer

TAF

cc: James Groff, Vice Chairperson, Board of Supervisors (via email)
Joe Metzinger, Supervisor, Board of Supervisors (via email)
Deanna Ferry, Township Manager (via email)
David Boscola, Finance Director/Assistant to the Manager (via email)
Tiffany Crivelli, Township Administrative Assistant (via email)
Nicole Heckenswiler, Township Administrative Assistant (via email)
Victoria Bowling, Township Administrative Assistant (via email)
Jack Wuerstle, Esq. (via email)
LMBC Properties, LLC (via email)
Charles E. Shoemaker, Inc. (via email)
Robert Iannozzi, Esq. (via email)

ENGINEERING/DRAFTING DETAILS:

1. Three signature lines should be provided for the Township Board of Supervisors.
2. North arrow and graphic scale for location map on sheet 1 should be added. Location map should also include zoning district boundaries. (SLDO Section 140-17.C)
3. Copy of the current deed for the tract should be submitted. (SLDO Section 140-17.C(10))
4. "Old" should be removed from the street name of Bethlehem Pike on sheet 3.
5. Typical Parking Space Markings and Handicapped Parking Space Markings details on sheet 11 should be revised for consistency with parking stall space dimensions labelled in plan view (19 feet deep for both spaces; 9.5 feet wide for standard parking space).
6. MRC Basin 0.75 inch orifice elevation should be clarified between the Pond Report on Page A-61 (433.20) and details on plan sheet 6 (433.00).
7. MRC Basin 3 inch orifice elevation should be clarified between the Pond Report on Page A-61 (435.80) and details on plan sheet 6 (435.70).
8. Underground BMP (Chambers) 4 feet wide weir elevation should be clarified between the Pond Report on Page A-18 (438.90) and details on sheet 6 (438.60).
9. Site specific ADA ramp detail should be provided.

ENGINEERING REPORT

UNFINISHED BUSINESS

**NEW
BUSINESS**



Chalfont Emergency Medical Services

201 Park Ave.
P.O. Box 506
Chalfont, PA 18910-0506
Phone: 215.822.1308
Fax: 215.822.1841

To: Hilltown Board of Supervisors
Caleb Torrice
Jim Groff
Joseph A. Metzinger

From: Michael Heffron, Vice Chair, Board of Directors, Chal-Brit Regional EMS

CC. Deanna Ferry, Hilltown Township Manager
Chief Christopher Engelhart, Hilltown Township Police
Lt. Chris Brown, Hilltown Township Police

Date: September 23, 2026

Subject: Invitation to Hilltown Township to become a Principal Municipality

At the direction of the Chal-Brit Regional EMS Board of Directors, I am writing to invite Hilltown Township to become one of our three Principal Municipalities. In the coming months, our Board will amend our Bylaws to formally identify these municipalities. As a Principal Municipality, Hilltown Township may appoint a representative to serve on our Board of Directors as a Standing Director, with all associated voting rights and responsibilities.

Because Bylaw amendments require time to draft, review, approve and publish, please let us know by **October 15, 2026**, whether Hilltown Township is interested in being named a Principal Municipality. If Hilltown Township chooses to participate, it may name its appointed Board representative after the Bylaw amendments have been completed and approved.

Please contact me with any questions or to request a copy of our current Bylaws before making your decision. Please know that I will have extremely limited availability and from September 25 to October 10, 2026. For prompt assistance during that period you may contact Chief Clifford Mungavin.

Best Regards,

Michael Heffron, Vice Chair
Board of Directors
Chal-Brit Regional Emergency Medical Services
mheffron@chalfontems.org
Mobile: (410) 708-4872



HILLTOWN TOWNSHIP

13 West Creamery Road

P.O. Box 260

Hilltown, PA 18927

(215) 453-6000 Fax: (215) 453-1024



Date: 9/10/26

COMMUNITY EVENT FORM

Request for Use of Hilltown Township Local Road for a Community Event
(Resolution # 2007-022)

Dear Hilltown Township,

We, the undersigned Hilltown Township property owners and residents hereby request consideration from Hilltown Township to allow us to use 944 Blooming Glen Road ^(Street) for a BC Motocross Ministry Event on the following date 9/12 and time 10:00 AM - 3:00 PM ^(Event) w/a LUNCH BREAK from 12 pm - Through 1 pm.

We have read and we understand and agree to all of the requirements of Hilltown Township Resolution #2007-022 and in compliance thereof, we have obtained the signatures of all Hilltown Township property owners who have land owner frontage affected by the location of our requested event. We further enclose a check payable to "Hilltown Township" in the amount of \$100.00, pursuant to Paragraph 3 of said Resolution.

We understand that we will be responsible for notifying all abutting property owners at least twenty one (21) days before the event. We also hereby agree to provide proof to you that individual notification was delivered to each resident on our affected street of the requested scheduled event. We will provide you with a receipt as required by Paragraph 9 of said Resolution and we will further provide to you a Letter of Indemnity pursuant to Paragraph 10 of said Resolution.

The contact person who is hereby authorized by all of the undersigned to be the contact person for purposes of Township response is Scott Passerini ^(Please Print) who can be reached at

[REDACTED SIGNATURES & ADDRESSES]

BC Motocross Ministry - Now in our 13th Year

Runs from March through November Yearly

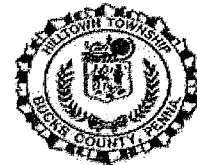
- 1 Weekend per Month
- Is supervised by a Certified Motocross Trainer
- Has a Designated Track which is maintained and has dust control
- Designated Entry/Exit from the track
- A Designated Parking AREA where Motorcycles are walked to the track
- A Designated Spectator AREA
- We have organized riding groups and lap limits
- Volunteers on-hand for Supervision and Support
- A professional ENT/Medical Professional in Attendance
- Scheduled Downtime 12-1pm for Lunch and Fellowship
- Remainder of the 2026 Season

9/12, 10/10, 11/7 all operating

10AM - 3:00PM w/1 hour break



**ATTACHMENT A
COMMUNITY EVENT
RESOLUTION # 2007-022**



Access Drive	Endslow Lane	Miriam Drive	Sunny Road
Addison Way	Equestrian Court	Misty Meadow Dr	Swartley Road
Applewood Drive	Fairhill Road	Morgan Lane	Tall Oak Drive
Audrey Lane	Fairhill School Rd	Moyer Road	Telegraph Road
Azlen Lane	Fieldstream Drive	Narothyn Road	Thistle Lane
Beech Lane	Florence Circle	Nettles Lane	Tice Lane
Berry Brow Drive	Forest Road	Nicholas Drive	Tiffany Drive
Beverly Road	Fox Lane	Noble Drive	Timber Court
Briarwood Drive	Fretz Road	Orchard Road	Township Line Rd
Bricks Way	Gentry Drive	Paige Trail	Twin Brook Rd
Brinkley Drive	Gina Circle	Park Road	Upper Church Rd
Broad Street	Glenwood Drive	Pasquale Way	Upper Stump Rd
Brookside Drive	Goldenrod Court	Peachtree Drive	Valley View Rd (N)
Bypass Road	Green Street	Petrick Lane	Valley View Rd (S)
Candace Way	Hampshire Drive	Pheasant Hill Rd	Victoria Lane
Carlton Place	Hartzel Way	Pinewood Lane	Washington Ave
Casey Way	Harvest Lane	Pleasant Spring Ln	Welcome House Rd
Cassandra Drive	Hayhouse Road	Pleasant View Cir	Wheatsheaff Ln
Cedar Hill Drive	Heather Drive	Progress Drive	Woodlawn Drive
Central Ave (East)	Highland Park Rd	Quarry Road	Wynnefield Drive
Chalfont Road	Highview Road	Redwing Road	Yarrow Court
Chandlar Way	Hillcrest Road	Reliance Road	
Chelfield Road	Holly Court	Revere Drive	
Cherry Drive	Horseshoe Way	Rickert Road	
Cherry Road	Ian Court	Rosewood Drive	
Chestnut Lane	Jessica Lane	Rosie Lane	
Clarion Drive	Joelle Way	School House Rd	
Clearview Road	Key Drive	Schultz Road	
Conestoga Way	Keystone Drive	Schwenkmill Rd	
Country Road	Kristine Lane	Seven Corner Rd	
Cranberry Circle	Landis Road	Skunk Hollow Rd	
Creamery Rd (E)	Loni Court	South Perkasio Rd	
Creamery Rd (W)	Maregan Drive	Spur Road	
Deerfield Circle	Maron Road	Spur Road (East)	
Deerfield Place	Meadow Drive	Steeplebush Dr	
Delaware Drive	Middle Road	Sterling Dr	
Edgewood Drive	Midway Road	Stoneycrest Court	
Edwin Lane	Mill Road	Stump Road	
Elizabeth Way	Milliken Court	Summit Street	



**RESOLUTION #2007-22
HILLTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

**PROCEDURE AND POLICY OF HILLTOWN TOWNSHIP CONCERNING USE
OF HILLTOWN TOWNSHIP LOCAL ROADS FOR COMMUNITY EVENTS.**

From time to time, Hilltown Township has received requests from Township residents to use certain streets within Hilltown Township for community events. While Hilltown Township is mindful of its responsibility and need to ensure that traffic safety remains paramount and to also keep in mind its community governmental responsibilities to ensure for the safety and welfare of all of its residents, Hilltown Township also realizes the community benefit to allow for the use of certain Hilltown Township streets for assembly by Hilltown Township residents in the nature of community events.

As a result, Hilltown Township, by formal action hereby adopts this Resolution to provide for the following procedures and policies relating to the use of Hilltown Township local roads for Hilltown Township resident assembly.

The following policies are hereby formally adopted by the Hilltown Township Board of Supervisors:

1. The assembly of Hilltown Township property owners or their residents for the purposes of community events shall be permitted only on Hilltown Township local residential development streets as determined by the Hilltown Township Board of Supervisors, thereby restricting the use to the specific streets as named in "Attachment A" attached hereto, to be revised from time to time.

Such community events shall not be permitted on Expressways, Arterial Roads, Major Collector Roads, and Minor Collector Roads, as defined by the Hilltown Township Subdivision and Land Development.

2. Such events shall require a written letter of application to Hilltown Township at least forty-five (45) days before the intended date of such event and shall be formally considered by Hilltown Township. Such letter of application shall contain the signature of all Hilltown Township property owners having land ownership frontage affected by the location of the requested event and shall be in the form of the sample letter of request attached hereto.

3. Each letter of application shall enclose a check made payable to "Hilltown Township" in the amount of \$100.00, which shall be a non-refundable payment to the Township to reimburse the Township for expenses of providing, erecting and dismantling of appropriate barricades by the Hilltown Township Public Works Department; and any expense incurred as a result of involvement by the Hilltown Township Police Department.

4. Said event shall be restricted to Saturdays, Sundays and Holidays during the calendar year with the time of the event limited from 12:00 noon to dusk local prevailing time; and any request for times beyond that shall come before the Board of Supervisors at a Public Meeting.

5. Should the Township receive complaints from any Hilltown Township resident or property owner concerning the approved event, the Township shall have the right to reconsider any future requests based upon said complaints.

6. The area of the local street requested for use shall be barricaded by the applicants and said barricades shall be supplied by the Hilltown Township Public Works Department. The Public Works Department shall deliver the required barricades, instructions for use and required location of same to the named responsible spokesman for applicant on the last business day before the event; and shall retrieve the barricades the next business day following said event. The use of the local street during the event shall be for pedestrian travel and service delivery vehicle access only; and shall not be used for any purpose that is in violation of any federal, state or local law and ordinance.

7. In the event of either a Police or Fire emergency that requires immediate termination or interruption of the event and use of said local streets, the applicant, for themselves and for all participants of the event shall immediately cooperate with Township officials to provide for the free and unimpeded use of said local streets in the opinion of the Hilltown Township Police Department.

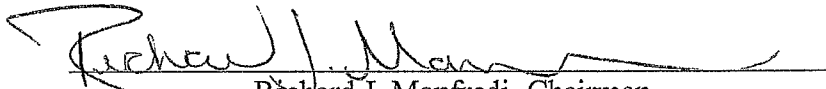
8. In the event of any concern regarding public safety of either the applicants or residents of Hilltown Township that, in the opinion of either the Hilltown Township Police Department or the Hilltown Township Public Works Department, should deny access or use of the public street, the Township shall give notice as soon as possible to the applicant of the termination of use of the public street for the event; and shall refund application money. Notwithstanding the above, the Township reserves the authority to deny approval for use of the street for the event due to an unforeseen emergency.

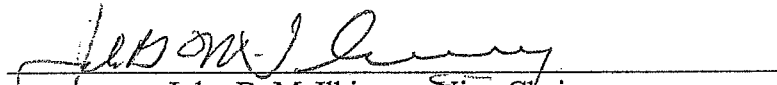
9. The property owner (or owners) holding said event shall notify abutting property owners at least twenty one (21) days prior to the intended date of the event; and the applicant shall provide proof to the Township that individual notification was delivered to each resident on the affected street of the event scheduling. Proof shall be supplied by either a written acknowledgement containing the names of all of the property owners as defined within paragraph 2 hereof, or proof of mailing of same containing a

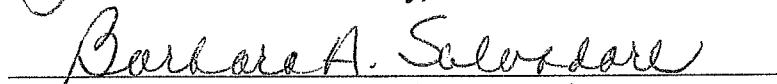
written acknowledgement of said property owner. Said road closure shall also be advertised on the Hilltown Township website.

10. The applicant shall further provide to the Township a letter of indemnity signed by all of the property owners as defined within paragraph 2 of this Resolution hereof in a form that is acceptable to the Township, which shall provide for the waiver of any liability to the Township as a result of the event and to further provide indemnification by the property owners as defined within paragraph 2 of the Township in the event any harm or loss should occur as a result of the event.

SO RESOLVED this 27th day of August, 2007 by the Hilltown Township Board of Supervisors.


Richard J. Manfredi, Chairman


John B. McIlhinney, Vice-Chairman


Barbara A. Salvadore, Supervisor



HILLTOWN TOWNSHIP
13 West Creamery Road
P.O. Box 260
Hilltown, PA 18927
(215) 453-6000 Fax: (215) 453-1024
www.hilltown.org

September 28, 2026

To: Board of Supervisors

From: Deanna Ferry, Treasurer

Subject: The 2027 Minimum Municipal Obligation (MMO) for the
Hilltown Township Uniform Employees' Pension Plan (09-045-5 P)

Act 205 of 1984, as amended, governs the funding requirements for all municipal pension plans. The law requires the Chief Administrative Officer of each municipal pension plan to inform the governing body of the municipality of the plan's expected financial obligation for the coming year. This must be done by the last business day in September. This memo, provided under the guidance of the Pennsylvania Municipal Retirement System (the plan's administrator), is intended to satisfy the legal requirements of Act 205.

The calculation of the 2027 plan cost, or the MMO, required an estimate of the 2026 W-2 wages of the employees covered by the plan. I have indicated on the attached worksheet my best estimate of the same. Questions on the pension cost calculation may be addressed to either myself or the staff of the Pennsylvania Municipal Requirement System at (800) 622-7968.

Please understand that the MMO is the municipality's 2027 bill for this pension plan. The calculated obligation must be paid by December 31, 2026. The obligation must be met with general fund monies or with any General State Aid to Municipal Pensions to which we may be entitled to under Act 205.

Thank you.

Sincerely,

Deanna Ferry

Deanna Ferry, DPA
Hilltown Township Treasurer

The Minimum Municipal Obligation Worksheet (MMO)
Hilltown Township Police (09-045-5 P.0198)
for Plan Year 2027

CHARGES

Estimated 2026 W-2 Payroll For Covered Plan Members:	(A)	<u>3,020,396</u>	
PMRS Determined Normal Cost Expressed as a Decimal:	(B)	<u>0.1294</u>	
RESULT: (A) * (B) =			(C) <u>390,839</u>
Administrative Charge (PMRS Determined) # of Plan Members times \$20:			(D) <u>640.00</u>
Amortization of Unfunded Liability (PMRS Determined)			(E) <u>149,125.00</u>
TOTAL CHARGES: (C) + (D) + (E) =			(F) <u>540,604</u>

CREDITS

Repeat Estimated 2026 W-2 Payroll	(A)	<u>3,020,396</u>	
Employee Contribution Rate Expressed as a Decimal (PMRS Determined):	(G)	<u>0.0500</u>	
RESULT: (A) * (G) =			(H) <u>151,020</u>
Amortization of the Actuarial Surplus (PMRS Determined)			(I) <u>0.00</u>
TOTAL CREDITS: (H) + (I) =			(J) <u>151,020</u>

MINIMUM MUNICIPAL OBLIGATION

(Based on 01/01/2025 Actuarial Valuation)

Equals TOTAL CHARGES Minus TOTAL CREDITS (F) - (J) = (Please round numbers to dollars)	(MMO)	<u>389,584</u>
---	-------	----------------

Prepared By: _____ (Name) _____ (Signature)
_____ (Title) (____) _____ (Telephone #)

Please complete the above worksheet with your best estimates and return only one copy to the Pennsylvania Municipal Retirement System by October 5, 2026. Forms can be submitted electronically to RA-RSCOMPLETEDFORMS@pa.gov. The official copy must be shared with the plan's governing board by the last business day in September.



HILLTOWN TOWNSHIP
13 West Creamery Road
P.O. Box 260
Hilltown, PA 18927
(215) 453-6000 Fax: (215) 453-1024
www.hilltown.org

September 28, 2026

To: Board of Supervisors

From: Deanna Ferry, Treasurer

Subject: The 2027 Minimum Municipal Obligation (MMO) for the
Hilltown Township Non-Uniform Employees' Pension Plan (09-045-5 N)

Act 205 of 1984, as amended, governs the funding requirements for all municipal pension plans. The law requires the Chief Administrative Officer of each municipal pension plan to inform the governing body of the municipality of the plan's expected financial obligation for the coming year. This must be done by the last business day in September. This memo, provided under the guidance of the Pennsylvania Municipal Retirement System (the plan's administrator), is intended to satisfy the legal requirements of Act 205.

The calculation of the 2027 plan cost, or the MMO, required an estimate of the 2026 W-2 wages of the employees covered by the plan. I have indicated on the attached worksheet my best estimate of the same. Questions on the pension cost calculation may be addressed to either myself or the staff of the Pennsylvania Municipal Requirement System at (800) 622-7968.

Please understand that the MMO is the municipality's 2027 bill for this pension plan. The calculated obligation must be paid by December 31, 2027. The obligation must be met with general fund monies or with any General State Aid to Municipal Pensions to which we may be entitled to under Act 205.

Thank you.

Sincerely,

Deanna Ferry

Deanna Ferry, DPA
Hilltown Township Treasurer

The Minimum Municipal Obligation Worksheet (MMO)
Hilltown Township (09-045-5 N.0197)
for Plan Year 2027

CHARGES

Estimated 2026 W-2 Payroll For Covered Plan Members:	(A)	<u>1,756,518</u>	
PMRS Determined Normal Cost Expressed as a Decimal:	(B)	<u>0.0717</u>	
RESULT: (A) * (B) =			(C) <u>125,942</u>
Administrative Charge (PMRS Determined) # of Plan Members times \$20:			(D) <u>740.00</u>
Amortization of Unfunded Liability (PMRS Determined)			(E) <u>45,802.00</u>
TOTAL CHARGES: (C) + (D) + (E) =			(F) <u>172,484</u>

CREDITS

Repeat Estimated 2026 W-2 Payroll	(A)	<u>1,756,518</u>	
Employee Contribution Rate Expressed as a Decimal (PMRS Determined):	(G)	<u>xxxxxx0050</u>	
RESULT: (A) * (G) =			(H) <u>0</u>
Amortization of the Actuarial Surplus (PMRS Determined)			(I) <u>0.00</u>
TOTAL CREDITS: (H) + (I) =			(J) <u>0</u>

MINIMUM MUNICIPAL OBLIGATION

(Based on 01/01/2025 Actuarial Valuation)

Equals TOTAL CHARGES Minus TOTAL CREDITS (F) - (J) = (Please round numbers to dollars)	(MMO)	<u>172,484</u>
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Prepared By: _____ (Name) _____ (Signature)
 _____ (Title) () _____ (Telephone #)

Please complete the above worksheet with your best estimates and return only one copy to the Pennsylvania Municipal Retirement System by October 5, 2026. Forms can be submitted electronically to RA-RSCOMPLETEDFORMS@pa.gov. The official copy must be shared with the plan's governing board by the last business day in September.



**HILLTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
RESOLUTION #2026-021**

Be it RESOLVED, that Hilltown Township of the County of Bucks hereby requests a Statewide Local Share Assessment grant of \$1,000,000.00 from the Commonwealth Financing Authority to be used by Deep Run Valley Sports Association to transform the Deep Run Sports Complex into a fully inclusive, ADA-accessible community asset by engineering advanced stormwater management systems, paving accessible parking networks, and installing hard-wired safety lighting and protective fencing.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Deanna Ferry, Hilltown Township Manager and David Boscola, Hilltown Township Finance Director as the official(s) to execute all documents and agreements between Hilltown Township on behalf of Deep Run Valley Sports Association and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Deanna Ferry, duly qualified Secretary for Hilltown Township, Bucks County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Hilltown Township Board of Supervisors at a regular meeting held September ____, 2026 and said Resolution has been recorded in the Minutes of Hilltown Township and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Hilltown Township, this ____ day of September, 2026.

HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS

Caleb Torrice, Chairman

James Groff, Vice-Chairman

Joseph Metzinger, Supervisor

ATTEST:

Deanna Ferry, DPA
Township Manager



**HILLTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
RESOLUTION #2026-022**

Be it RESOLVED, that Hilltown Township of the County of Bucks hereby requests a Statewide Local Share Assessment grant of \$1,000,000.00 from the Commonwealth Financing Authority to be used for the Hilltown Township Municipal Campus Renovation Project, Phase I – Hilltown Township Police Department Expansion.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Deanna Ferry, Hilltown Township Manager and David Boscola, Hilltown Township Finance Director as the official(s) to execute all documents and agreements between Hilltown Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Deanna Ferry, duly qualified Secretary for Hilltown Township, Bucks County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Hilltown Township Board of Supervisors at a regular meeting held September ____, 2026 and said Resolution has been recorded in the Minutes of Hilltown Township and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Hilltown Township, this ____ day of September, 2026.

HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS

Caleb Torrice, Chairman

James Groff, Vice-Chairman

Joseph Metzinger, Supervisor

ATTEST:

Deanna Ferry, DPA
Township Manager



**HILLTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
RESOLUTION #2026-024**

Be it RESOLVED, that Hilltown Township of the County of Bucks hereby requests a Statewide Local Share Assessment grant of \$180,000.00 from the Commonwealth Financing Authority to be used for the Hilltown Township Police Department for the replacement of county portable radios, additional County mobile, local mobile, and portable radios.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Deanna Ferry, Hilltown Township Manager and David Boscola, Hilltown Township Finance Director as the official(s) to execute all documents and agreements between Hilltown Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Deanna Ferry, duly qualified Secretary for Hilltown Township, Bucks County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Hilltown Township Board of Supervisors at a regular meeting held September ____, 2026 and said Resolution has been recorded in the Minutes of Hilltown Township and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Hilltown Township, this ____ day of September, 2026.

HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS

Caleb Torrice, Chairman

James Groff, Vice-Chairman

Joseph Metzinger, Supervisor

ATTEST:

Deanna Ferry, DPA
Township Manager



**HILLTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
RESOLUTION #2026-025**

Be it RESOLVED, that Hilltown Township of the County of Bucks hereby requests a Statewide Local Share Assessment grant of \$47,000.00 from the Commonwealth Financing Authority to be used for the Hilltown Township Police Department for message/speed board trailers and a new JAMAR traffic data collection unit.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Deanna Ferry, Hilltown Township Manager and David Boscola, Hilltown Township Finance Director as the official(s) to execute all documents and agreements between Hilltown Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Deanna Ferry, duly qualified Secretary for Hilltown Township, Bucks County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Hilltown Township Board of Supervisors at a regular meeting held September ____, 2026 and said Resolution has been recorded in the Minutes of Hilltown Township and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Hilltown Township, this ____ day of September, 2026.

HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS

Caleb Torrice, Chairman

James Groff, Vice-Chairman

Joseph Metzinger, Supervisor

ATTEST:

Deanna Ferry, DPA
Township Manager



**HILLTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
RESOLUTION #2026-026**

Be it RESOLVED, that Hilltown Township of the County of Bucks hereby requests a Statewide Local Share Assessment grant of \$900,000.00 from the Commonwealth Financing Authority to be used for the Hilltown Township Volunteer Fire Company for a new fire engine.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Deanna Ferry, Hilltown Township Manager and David Boscola, Hilltown Township Finance Director as the official(s) to execute all documents and agreements between Hilltown Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Deanna Ferry, duly qualified Secretary for Hilltown Township, Bucks County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Hilltown Township Board of Supervisors at a regular meeting held September ____, 2026 and said Resolution has been recorded in the Minutes of Hilltown Township and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Hilltown Township, this ____ day of September, 2026.

HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS

Caleb Torrice, Chairman

James Groff, Vice-Chairman

Joseph Metzinger, Supervisor

ATTEST:

Deanna Ferry, DPA
Township Manager

POLICE

PUBLIC WORKS

BOROUGH OF DOYLESTOWN

Bucks County, Pennsylvania



NONI WEST, Mayor
JACK O'BRIEN, President
AMY POPKIN, Vice President
JOHN H. DAVIS, Manager

Salt Bid Results for 2026-2027 Season

Bids were opened and publicly read for the purchase of Rock Salt for the 2026-2027 season on **Wednesday, August 12, 2026**. Below is a tabulation of Bids received

	<u>Delivered Price Per Ton</u>	<u>Undelivered Price Per Ton</u>
1. Riverside Construction	\$ 75.00	\$ 75.00
2. Morton Salt, Inc	\$ 82.27	\$ 82.00
3. Eastern Salt Company	\$ 97.00	\$ 97.00
4. Compass Minerals	"No Bid"	
5. Cargill	No Response	
6. American Rock Salt	No Response	
7. Haven Salt	No Response	

PARKS AND RECREATION

Parks and Recreation Committee Meeting Minutes 9/15/26

Attendance: Mr. Michael Stuhltrager, Mr. Bryan Coleman, Ms. Ashley James, Ms. Kaitlyn Metzinger, Mr. Caleb Torrice, Mr. Budd Hutchinson, Ms. Victoria Bowling

- **Absent:** Mr. Scott Payne
- **Public Attendees:** Mr. Thomas Hess, Mr. Michael James, Ms. Karen Sweeney

Call to Order: 7:04pm

Pledge of Allegiance

Public Comment 1: None

Old Business:

- The Committee collectively motioned and agreed for the recommendation to replace committee member Mr. Scott Payne, due to the lack of communication and meeting attendance.
- Mr. Struhltrager motioned for the approval of meeting minutes from July 14th, 2026. Ms. James seconded the motion, and it was carried unanimously.
- **2026 Trunk-and-Treat:** Discussion ensued between the committee members about the confirmation of business attendance, vendor attendance, activities, and music for the event. Committee members discussed the roles of each member for what they are contributing to the event. Ms. Bowling inquired about the attendance of PT Therapy Solutions and A Women's Place and the committee agreed it would be nice to have them. Ms. Bowling also inquired about the attendance of Grady & Son's Excavation and A&T Chevrolet-Subaru for the truck portion of the event, the committee members agreed it would be nice to have them as well.
- **Park Bench Form:** The committee agreed to table the topic for next month's meeting, but have it be park bench updates instead.
- **2027 Budget Items:** Members had a discussion on what to budget items based on their last meeting requests. The agreed items and budget request is as follows, one Gaga Pit - \$6,500, Fall Festival/Trunk-and-Treat - \$12,000, two Movie Night in the Park events - \$7,000, one 10x10 Customized Tent - \$2,000, Custom T-Shirts - \$1,000, ten 6ft Tables - \$600, Chairs - \$500, three Banners - \$1,600, Rental Costs for the Year - \$4,000, Lighting and Improvements - \$150,000, Mayall Field Pickleball

Courts/Fencing/Walking trail - \$600,000, one Water Station for Fairhill Park - \$10,000, Planning Consultant - \$50,000, Rebuild Civic Park Tennis Courts - \$175,000. National Night Out Event - \$15,000, and Easter Egg Hunt - \$2,000.

- **Hometown Heros Banner Locations:** The committee agreed to table this topic for next months meeting.
- **Tory's Updates:** Ms. Bowling inquired about PA Rush Soccer Club's request for a discounted rate on their park rentals for next year. A discussion ensued between the committee members about park maintenance, other sports organizations, and the fee schedule. The committee agreed to not give PA Rush a discounted rate for next year's scheduling. Members agreed to table the discussion on Ms. Bowling's attendance of a Pickleball Noise Webinar for next month's meeting.

New Business:

- **9/11 Memorial Application:** The committee agreed to table this topic for next month's meeting.

Public Comment 2: None

Adjourn: 10:00pm

Next Meeting is October 13th, 2026 *no comment on the time and location of the next meeting*

MANAGER'S REPORT

Date: 09/24/2026

Subject: Traffic Signal Permit Application No. 414377, Cycle No.2, TSAMS Signal Id. TS0609210I015806 - Returned For Revisions

To: Hilltown Township
13 West Creamery Road
Hilltown Township, PA 18927

From: PennDOT Engineering District 6-0
7000 Geerdes Boulevard
King of Prussia, PA 19406

Dear Applicant,

PennDOT has reviewed your application for completeness, consistency and compliance with applicable Department Regulations. This review has identified issues that must be addressed in order for our review to continue.

The Department's review comments are attached. Once the comments have been addressed, please resubmit the application and associated material for further review. Upon resubmission, the applicant's engineer should put together a letter that describes how each comment has been addressed and where each can be found. This will help expedite the review. The applicant shall comply with the study and ordinance requirements of 75 Pa. C.S. ♦ 6109. The applicant agrees to abide by all guidance provided in PA DOT Publication 191. Additional comments may follow upon review of the resubmitted application.

If you have any questions regarding this matter, you may contact Collin Vastine, Bucks County Signals Engineer, at cvastine@pa.gov

Thanks,

Response Comments**Date:** 09/24/2026**Application Number:** 414377,Cycle No.2**Signal Section (Publication 46, 148 And 149)**

- (1) Submit plan with township signature, construction plan, and CAD file for approval.
- (2) A redlined plan set has been attached summarizing the Department's traffic signal review comments. Once the comments have been addressed, please resubmit the application and associated material for further review. Upon resubmission, the applicant's engineer should provide a blueline response that describes how each comment has been addressed. If you have any questions or concerns regarding the comments, please do not hesitate to reach out to discuss (Collin Vastine at cvastine@pa.gov or 610-205-6836).

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
GENERAL FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
<u>FUND BALANCE</u>				
01-399-000	Balance Forwarded	\$ 579,546	\$ 4,429,200	\$ 4,162,566
<u>REVENUES</u>				
<u>REAL PROPERTY TAX</u>				
01-301-100	Real Estate Taxes - Current Year	\$ 1,788,368	\$ 1,797,310	\$ 1,650,000
01-301-200	Real Estate Taxes - Prior Year	9,000	40,000	28,500
	Subtotal Real Property Tax	\$ 1,797,368	\$ 1,837,310	\$ 1,678,500
<u>ACT 511 TAXES</u>				
01-310-020	Per Capita Taxes - Prior Year	\$ -	\$ -	\$ -
01-310-100	Real Estate Transfer Taxes	310,000	310,000	460,000
01-310-210	Earned Income Taxes - Current Year	2,800,000	2,800,000	4,100,000
01-310-510	Local Services Taxes	145,000	145,000	260,000
01-310-610	Amusement Taxes	2,200	2,500	15,000
	Subtotal Act 511 Taxes	\$ 3,257,200	\$ 3,257,500	\$ 4,835,000
<u>LICENSES AND PERMITS</u>				
01-321-320	Auto Salvage Licenses	\$ -	\$ -	\$ -
01-321-340	Soliciting Permits	300	400	500
01-321-800	Cable Television Franchise Fees	300,000	275,000	265,000
	Subtotal Licenses and Permits	\$ 300,300	\$ 275,400	\$ 265,500
<u>FINES</u>				
01-331-110	Vehicle Code Violations	\$ 47,000	\$ 47,000	\$ 35,000
01-331-120	Ordinance Violations	10,000	10,000	-
	Subtotal Fines	\$ 57,000	\$ 57,000	\$ 35,000
<u>INTEREST EARNINGS</u>				
01-341-010	Interest on Investments	\$ 55,000	\$ 151,596	\$ 109,000
01-341-020	Interest - Payroll Account	300	500	400
	Subtotal Interest Earnings	\$ 55,300	\$ 152,096	\$ 109,400
<u>RENTS</u>				
01-342-100	Building Rentals	\$ -	\$ -	\$ -
01-342-300	Cell Tower Rentals	40,000	40,000	40,000
	Subtotal Rents	\$ 40,000	\$ 40,000	\$ 40,000
<u>STATE CAPITAL AND OPERATING GRANTS</u>				
01-354-020	Government Grant	\$ -	\$ -	\$ -
01-354-055	Recycling Grant	50,000	45,000	83,000
01-354-070	Recreation Grant	-	-	-
01-354-080	Comm. Dev. Block Grant	-	-	-
01-354-090	Village Planning Grant	-	-	-
	Subtotal State Capital & Operating Grants	\$ 50,000	\$ 45,000	\$ 83,000
<u>STATE SHARED REVENUE & ENTITLEMENTS</u>				
01-355-010	Public Utility Realty Tax	\$ 6,000	\$ 6,000	\$ 6,000
01-355-040	Alcoholic Beverage Licenses	1,200	2,000	500
01-355-050	Pension System State Aid	300,000	300,000	300,000
01-355-070	Foreign Fire Insurance Tax	145,000	145,000	145,000
	Subtotal State Shared Revenue	\$ 452,200	\$ 453,000	\$ 451,500

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
GENERAL FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
<u>GENERAL GOVERNMENT</u>				
01-361-100	Escrow Administration Fees	\$ -	\$ -	\$ 5,000
01-361-310	Land Development Fees	10,000	15,000	15,000
01-361-315	Stormwater Review Fees	2,000	2,500	12,000
01-361-320	Engineering Site Reviews	7,500	7,000	7,000
01-361-340	Hearing Fees	10,000	12,000	15,000
01-361-500	Sale of Maps and Publications	-	-	-
	Subtotal General Government	<u>\$ 29,500</u>	<u>\$ 36,500</u>	<u>\$ 54,000</u>
<u>PUBLIC SAFETY</u>				
01-362-105	Reimbursable Police Services	\$ 50,000	\$ 50,000	\$ 50,000
01-362-106	Silverdale Police Contract	146,197	153,507	161,182
01-362-110	Sale of Accident Reports	6,000	7,000	7,000
01-362-120	Security Installation Alarm Fees	100	100	2,000
01-362-140	False Alarm Fees	1,000	1,500	2,000
01-362-150	Sale of Police Photographs	500	1,200	500
01-362-160	UCC Fees	300	300	1,000
01-362-400	Zoning Permits	29,910	30,000	30,000
01-362-410	Building Permits	200,000	200,000	210,000
01-362-420	Electrical Permits	40,000	40,000	50,000
01-362-430	Plumbing Permits	20,000	20,000	30,000
01-362-446	Sign Permits	10,000	5,000	12,000
01-362-447	Well Permits	1,000	2,250	2,250
01-362-449	Swimming Pool Permits	10,000	5,000	10,000
01-362-450	Use & Occupancy Permits	15,000	10,000	15,000
01-362-451	Mechanical Permits	20,000	20,000	50,000
01-362-452	Demolition Permits	1,000	500	3,000
	Subtotal Public Safety	<u>\$ 551,007</u>	<u>\$ 546,357</u>	<u>\$ 635,932</u>
<u>HIGHWAYS & STREETS</u>				
01-363-100	Public Works Contracted Services	\$ 1,600	\$ 800	\$ -
01-363-230	Host Fees	72,000	42,000	60,000
01-363-520	Snow Removal - Dublin Borough	500	-	500
01-363-521	Snow Removal - Silverdale	-	-	-
01-363-530	Traffic Signals - New Britain Twp.	100	-	500
01-363-540	Traffic Signals - Hilltown Crossing	8,000	10,000	2,200
	Subtotal Highways & Streets	<u>\$ 82,200</u>	<u>\$ 52,800</u>	<u>\$ 63,200</u>
<u>MISCELLANEOUS REVENUE</u>				
01-380-100	Miscellaneous	\$ -	\$ -	\$ 10,000
01-380-200	Reimbursements	17,696	20,000	50,000
01-380-400	Royalties (H&K)	100,000	100,000	100,000
	Subtotal Miscellaneous Revenue	<u>\$ 117,696</u>	<u>\$ 120,000</u>	<u>\$ 160,000</u>
<u>CONTRIBUTIONS & DONATIONS</u>				
01-387-040	Contributions	\$ -	\$ -	\$ -
01-387-100	Employee Medical Plan	64,335	57,000	62,000
01-387-101	Employee Dental Plan	-	-	-
	Subtotal Contributions & Donations	<u>\$ 64,335</u>	<u>\$ 57,000</u>	<u>\$ 62,000</u>

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
GENERAL FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
<u>REIMBURSEMENTS</u>				
01-389-100	Prior Year Expenses	\$ -	\$ -	\$ -
	Subtotal Reimbursements	\$ -	\$ -	\$ -
<u>SALE OF FIXED ASSETS</u>				
01-391-100	Sale of Surplus Property	\$ 2,000	\$ 1,000	\$ -
	Subtotal Sale of Fixed Assets	\$ 2,000	\$ 1,000	\$ -
<u>INTERFUND TRANSFERS</u>				
01-396-100	From Emergency Fund	\$ 5,366,121	\$ -	\$ -
01-396-200	From Capital Projects Fund	-	-	-
01-396-300	From Park and Recreation Fund	-	-	-
01-396-400	From Escrow Fund	-	-	-
01-392-500	From Operating Reserve	1,937,132	-	-
01-392-600	From Stormwater Systems	-	-	-
	Subtotal Interfund Transfers	\$ 7,303,253	\$ -	\$ -
<u>TOTAL CURRENT REVENUE</u>		\$ 14,159,359	\$ 6,930,963	\$ 8,473,032
<u>TOTAL AVAILABLE FOR APPROPRIATION</u>		\$ 14,738,905	\$ 11,360,163	\$ 12,635,598

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
GENERAL FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
<u>EXPENDITURES</u>				
<u>LEGISLATIVE BODY</u>				
01-400-113	Salaries and Wages	\$ 12,375	\$ 15,165	\$ 15,165
01-400-152	Dental Insurance	1,978	1,978	2,085
01-400-156	Medical Insurance	55,404	59,282	65,210
01-400-158	Life Insurance	580	620	597
01-400-161	Social Security Taxes	994	1,063	1,041
01-400-342	Printing	100	50	-
01-400-355	Public Officials Liability Insurance	28,871	40,892	44,981
01-400-420	Dues, Subscriptions & Memberships	5,000	5,000	5,000
01-400-460	Meetings & Training	2,000	1,800	1,500
	Subtotal Legislative Body	<u>\$ 107,302</u>	<u>\$ 125,850</u>	<u>\$ 135,579</u>
<u>ADMINISTRATION</u>				
01-401-121	Salaries and Wages	\$ 155,000	\$ 161,200	\$ 167,648
01-401-152	Dental Insurance	-	-	-
01-401-153	Disability Insurance	1,366	1,462	1,404
01-401-156	Medical Insurance	18,735	20,046	18,890
01-401-158	Life Insurance	148	158	303
01-401-160	Pension	10,850	8,060	8,060
01-401-161	Social Security Taxes	7,178	7,537	11,520
01-401-162	Unemployment Compensation	412	441	230
01-401-164	Sick Leave Buyback	-	500	500
01-401-182	Longevity	-	-	-
01-401-210	Office Supplies	12,500	12,500	900
01-401-310	Professional Services	-	-	-
01-401-321	Telephone	-	-	-
01-401-330	Mileage Reimbursement	-	-	-
01-401-325	Postage	-	-	-
01-401-342	Printing	250	-	-
01-401-354	Workers Compensation Insurance	153	163	164
01-401-420	Dues, Subscriptions & Memberships	250	250	750
01-401-460	Meetings & Training	800	1,000	1,200
	Subtotal Administration	<u>\$ 207,642</u>	<u>\$ 213,317</u>	<u>\$ 211,569</u>
<u>FINANCIAL ADMINISTRATION</u>				
01-402-140	Salaries and Wages	\$ 121,112	\$ 115,623	\$ 112,259
01-402-152	Dental Insurance	926	991	1,245
01-402-153	Disability Insurance	1,740	1,862	7,018
01-402-156	Medical Insurance	43,258	40,613	28,052
01-402-158	Life Insurance	582	301	430
01-402-160	Pension	11,003	10,800	6,041
01-402-161	Social Security Taxes	17,187	12,207	10,812
01-402-162	Unemployment Compensation	618	439	460
01-402-164	Sick Leave Buyback	3,312	400	-
01-402-182	Longevity	1,850	2,000	-
01-402-210	Office Supplies	250	250	250
01-402-310	Professional Services	20,000	75,000	75,000
01-402-342	Printing	3,000	2,000	1,000
01-402-354	Workers Compensation Insurance	165	115	123
01-402-420	Dues, Subscriptions & Memberships	150	150	150
01-402-460	Meetings & Training	500	500	500
	Subtotal Financial Administration	<u>\$ 225,653</u>	<u>\$ 263,251</u>	<u>\$ 243,340</u>

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
GENERAL FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
<u>TAX COLLECTION</u>				
01-403-114	Real Estate Taxes	\$ 33,588	\$ 34,260	\$ 34,945
01-403-116	Earned Income Taxes	47,000	47,000	47,000
01-403-119	Local Services Taxes	4,500	4,500	4,500
01-403-161	Social Security Taxes	2,570	2,750	2,750
01-403-210	Operating Supplies	150	150	150
01-403-230	Heating Oil	-	-	-
01-403-325	Postage	2,250	2,250	2,250
01-403-342	Printing	750	750	750
01-403-353	Bonding	-	-	-
01-403-361	Electricity	-	-	-
01-403-420	Dues, Subscriptions & Memberships	50	50	150
01-403-460	Meetings & Training	-	200	200
	Subtotal Tax Collection	<u>\$ 90,858</u>	<u>\$ 91,910</u>	<u>\$ 92,695</u>
<u>LEGAL SERVICES</u>				
01-404-314	Township Solicitor	\$ 85,000	\$ 100,000	\$ 125,000
01-404-315	Special Legal Services	-	10,000	20,000
	Subtotal Legal Services	<u>\$ 85,000</u>	<u>\$ 110,000</u>	<u>\$ 145,000</u>
<u>GENERAL GOVERNMENT</u>				
01-406-310	Professional Services	\$ -	\$ 7,500	\$ 56,000
01-406-320	Communications	9,000	13,000	22,300
01-406-325	Postage	2,500	3,200	4,000
01-406-341	Advertising	9,000	9,000	9,000
01-406-384	Equipment Leasing	9,200	6,200	6,200
01-406-450	Codification	7,500	7,500	7,500
	Subtotal General Government	<u>\$ 37,200</u>	<u>\$ 46,400</u>	<u>\$ 105,000</u>
<u>TECHNOLOGY</u>				
01-407-250	Minor Equipment	\$ 6,780	\$ 6,000	\$ 6,000.00
01-407-318	Software License Fees	8,125	11,550	12,705
01-407-450	Contracted Services	11,000	14,000	14,000
01-407-451	Payroll Processing Fee	11,500	10,000	10,000
01-407-460	Meetings & Training	-	-	-
	Subtotal Technology	<u>\$ 37,405</u>	<u>\$ 41,550</u>	<u>\$ 42,705</u>
<u>ENGINEERING SERVICES</u>				
01-408-313	Township Engineer	\$ 40,000	\$ 60,000	\$ 65,000
	Subtotal Engineering Services	<u>\$ 40,000</u>	<u>\$ 60,000</u>	<u>\$ 65,000</u>
<u>BUILDINGS AND GROUNDS</u>				
01-409-230	Heating Fuel	\$ 9,975	\$ 11,000	\$ 11,000
01-409-360	Utilities	5,000	6,000	7,500
01-409-366	Yard Waste Recycling	10,000	4,000	-
01-409-367	Trash Collection	11,000	12,500	15,000
01-409-373	Maintenance and Repairs	50,000	50,000	30,000
01-409-377	Real Estate Taxes	2,835	3,200	3,200
01-409-450	Contracted Services	6,000	5,000	7,500
	Subtotal Buildings and Grounds	<u>\$ 94,810</u>	<u>\$ 91,700</u>	<u>\$ 74,200</u>

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
GENERAL FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
<u>POLICE SERVICES</u>				
01-410-120	Salary - Chief	\$ 156,642	\$ 162,908	\$ 169,424
01-410-121	Salary - Lieutenant	150,436	156,453	162,711
01-410-126	Salaries - Sergeants	922,257	959,147	997,514
01-410-131	Salaries - Officers	1,279,223	1,277,139	1,480,253
01-410-140	Salaries - Clerical	184,562	168,803	302,659
01-410-142	Clerical - Grant	56,940	-	-
01-410-152	Dental Insurance	42,483	45,457	55,003
01-410-153	Disability Insurance	30,513	32,649	35,914
01-410-156	Medical Insurance	921,825	986,353	1,105,292
01-410-157	VEBA Expense	41,652	44,567	49,024
01-410-158	Life Insurance	7,088	7,584	8,342
01-410-160	Pension	430,970	448,209	462,470
	457 Match	-	-	26,400
01-410-161	Social Security Taxes	263,472	274,011	274,011
01-410-162	Unemployment Compensation	9,887	10,579	10,000
01-410-164	Sick Leave Buyback	71,400	74,256	77,598
01-410-165	Holiday Pay	176,848	183,922	185,000
01-410-170	Academic Allowance	30,713	32,165	30,794
01-410-182	Longevity	58,250	47,650	51,300
01-410-183	Overtime	80,000	95,000	100,550
01-410-184	Reimbursable Overtime	50,000	50,000	50,000
01-410-187	Court On Call Pay	4,000	2,000	2,000
01-410-191	Uniform Cleaning Allowance	10,000	10,000	10,000
01-410-210	Office Supplies	7,000	7,000	7,000
01-410-215	Tactical Supplies	3,500	3,500	5,250
01-410-220	Operating Supplies	30,000	35,000	35,000
01-410-230	Heating Oil	10,000	10,000	10,000
01-410-231	Motor Fuel	45,000	50,000	50,000
01-410-238	Uniforms	8,000	10,800	22,250
01-410-242	Crime Prevention Expenses	500	1,000	1,000
01-410-260	Minor Equipment	6,000	7,000	7,000
01-410-318	Software License Fees	12,000	16,875	18,875
01-410-321	Communications	10,000	10,000	10,000
01-410-325	Postage	500	500	500
01-410-342	Printing	1,000	1,250	1,250
01-410-354	Workers Compensation Insurance	79,377	82,552	88,331
01-410-355	Police Liability Insurance	17,468	18,341	20,404
01-410-361	Electricity	7,500	7,500	7,500
01-410-372	Vehicle Operating Expenses	35,000	40,000	42,000
01-410-374	Vehicle Repairs	5,000	5,000	5,000
01-410-300	GRANT - consultant	-	-	-
01-410-384	Equipment Rental	1,400	3,300	3,300
01-410-420	Dues, Subscriptions & Memberships	29,660	29,000	31,500
01-410-450	Kennel Services	500	500	500
01-410-451	Cleaning Services	7,700	5,000	8,292
01-410-452	Contracted Computer Services	15,000	15,000	15,000
01-410-460	Meetings and Training	15,000	15,000	15,000
01-410-700	Capital Purchases (Radios)	-	-	37,070
	Subtotal Police Services	\$ 5,326,266	\$ 5,442,970	\$ 6,088,280

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
GENERAL FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
<u>FIRE PROTECTION</u>				
01-411-354	Workers Compensation Insurance	\$ 18,500	\$ 19,795	\$ 21,775
01-411-540	Foreign Fire Insurance Payments	142,000	142,000	142,000
	Subtotal Fire Protection	<u>\$ 160,500</u>	<u>\$ 161,795</u>	<u>\$ 163,775</u>
<u>AMBULANCE SERVICES</u>				
01-412-450	Contracted Services	\$ 110,000	\$ 110,000	\$ 150,000
	Subtotal Ambulance Services	<u>\$ 110,000</u>	<u>\$ 110,000</u>	<u>\$ 150,000</u>
<u>PLANNING AND ZONING</u>				
01-414-110	Salaries and Wages	\$ 177,443	\$ 171,344	\$ 174,088
01-414-152	Dental Insurance	2,493	2,493	1,641
01-414-153	Disability Insurance	2,240	3,296	3,626
01-414-156	Medical Insurance	57,085	65,127	71,890
01-414-158	Life Insurance	853	851	852
01-414-160	Pension	25,673	17,948	19,743
01-414-161	Social Security Taxes	16,960	14,097	15,000
01-414-162	Unemployment Compensation	1,155	805	860
01-414-164	Sick Leave Buyback	2,559	250	-
01-414-182	Longevity	1,850	2,000	-
01-414-183	Overtime	-	-	2,000
01-414-210	Office Supplies	500	500	500
01-414-231	Gasoline	-	-	-
01-414-311	Building Inspection Services	180,000	180,000	180,000
01-414-313	Plan Review Services	1,000	500	-
01-414-342	Printing	300	400	500
01-414-354	Workers Compensation Insurance	166	173	183
01-414-372	Vehicle Operating	-	2,500	-
01-414-420	Dues, Subscriptions & Memberships	50	100	100
01-414-460	Meetings & Training	500	500	500
	Subtotal Planning and Zoning	<u>\$ 470,828</u>	<u>\$ 462,884</u>	<u>\$ 471,483</u>
<u>EMERGENCY MANAGEMENT</u>				
01-415-213	Minor Equipment	\$ -	\$ 10,000	\$ 10,000
	Subtotal Emergency Management	<u>\$ -</u>	<u>\$ 10,000</u>	<u>\$ 10,000</u>
<u>ZONING HEARING BOARD</u>				
01-419-110	Salaries and Wages	\$ 2,500	\$ 2,500	\$ 2,500
01-419-310	Professional Services	15,000	15,000	17,500
	Subtotal Zoning Hearing Board	<u>\$ 17,500</u>	<u>\$ 17,500</u>	<u>\$ 20,000</u>

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
GENERAL FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
<u>PUBLIC WORKS - GENERAL SERVICES</u>				
01-430-110	Salaries and Wages	\$ 967,274	\$ 1,024,604	\$ 1,089,437
01-430-152	Dental Insurance	13,058	13,972	15,369
01-430-153	Disability Insurance	13,954	14,931	15,962
01-430-156	Medical Insurance	327,344	350,258	385,284
01-430-158	Life Insurance	3,099	3,315	3,647
01-430-160	Pension	111,509	115,969	120,608
01-430-161	Social Security Taxes	76,450	81,801	85,073
01-430-162	Unemployment Compensation	4,532	4,713	4,926
01-430-164	Sick Leave Buyback	33,957	35,315	36,728
01-430-182	Longevity	26,500	29,100	30,264
01-430-183	Overtime	6,000	8,000	8,000
01-430-213	Minor Equipment	5,000	5,000	5,000
01-430-230	Heating Fuel	16,000	14,000	14,000
01-430-231	Motor Fuel	4,725	4,725	5,000
01-430-232	Diesel Fuel	31,500	31,500	50,000
01-430-238	Uniforms	6,000	6,250	10,000
01-430-239	PA One Call Fees	250	300	300
01-430-240	CDL Testing	500	500	300
01-430-246	Operating Supplies	35,000	25,000	25,000
01-430-321	Communications	600	750	750
01-430-342	Printing	250	250	250
01-430-354	Workers Compensation Insurance	38,119	40,787	43,642
01-430-361	Utilities	6,420	6,000	6,000
01-430-372	Vehicle Operating Expenses	35,000	40,000	40,000
01-430-374	Vehicle Repairs	12,500	10,000	10,000
01-430-420	Dues, Subscriptions & Memberships	150	100	100
01-430-460	Meetings & Training	1,000	1,000	1,000
01-430-700	Capital Purchases	-	45,000	-
	Subtotal Public Works - General Services	\$ 1,776,692	\$ 1,913,140	\$ 2,006,639
<u>SNOW & ICE REMOVAL</u>				
01-432-183	Overtime	\$ 40,000	\$ 30,000	\$ 30,000
01-432-375	Repairs and Maintenance	1,000	10,000	10,000
01-432-450	Contracted Services	0	0	5,000
	Subtotal Snow & Ice Removal	\$ 41,000	\$ 40,000	\$ 45,000
<u>TRAFFIC SIGNALS & SIGNS</u>				
01-433-361	Utilities	\$ 9,500	\$ 1,100	\$ 11,000
01-433-374	Repairs and Maintenance	42,000	42,000	42,000
	Subtotal Traffic Signals & Signs	\$ 51,500	\$ 43,100	\$ 53,000
<u>STREET LIGHTING</u>				
01-434-361	Utilities	\$ 1,750	\$ 1,900	\$ 2,000
	Subtotal Street Lighting	\$ 1,750	\$ 1,900	\$ 2,000
<u>HIGHWAY MAINTENANCE & REPAIR</u>				
01-438-245	Road Materials	\$ 150,000	\$ 150,000	\$ 150,000
01-438-246	Operating Supplies	-	-	-
01-438-384	Equipment Rental	5,000	-	-
	Subtotal Highway Maintenance & Repair	\$ 155,000	\$ 150,000	\$ 150,000
<u>CONSTRUCTION & REBUILDING</u>				
01-439-384	Equipment Rental	\$ -	\$ -	\$ -
01-439-450	Contracted Services	-	-	-
	Subtotal Construction & Rebuilding	\$ -	\$ -	\$ -

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
GENERAL FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
<u>CONSERVATION & NATURAL RESOURCES</u>				
01-461-310	Professional Services	\$ 200,000	\$ 12,000	\$ 25,000
01-461-530	Hazardous Waste Collection	2,500	2,500	3,420
01-461-550	Joint Recycling Program	-	-	-
	Subtotal Conservation & Natural Resources	<u>\$ 202,500</u>	<u>\$ 14,500</u>	<u>\$ 28,420</u>
<u>MISCELLANEOUS EXPENSES</u>				
01-459-540	Civic Donations	\$ 10,000	\$ 10,000	\$ 10,000
01-480-010	Miscellaneous Expenses	-	-	-
	Subtotal Miscellaneous Expenses	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ 10,000</u>
<u>INSURANCE AND BONDS</u>				
01-486-100	Property and Liability Ins.	\$ 97,379	\$ 104,196	\$ 161,531
01-486-200	Professional Bonds	6,000	6,000	6,000
	Subtotal Insurance and Bonds	<u>\$ 103,379</u>	<u>\$ 110,196</u>	<u>\$ 167,531</u>
<u>OTHER UNCLASSIFIED EXPENSES</u>				
01-493-010	Contingency	\$ 20,000	\$ 20,000	\$ 20,000
	Subtotal Other Unclassified Expenses	<u>\$ 20,000</u>	<u>\$ 20,000</u>	<u>\$ 20,000</u>
<u>TOTAL EXPENDITURES BEFORE TRANSFERS</u>		<u>\$ 9,372,784</u>	<u>\$ 9,551,963</u>	<u>\$ 10,501,216</u>
<u>RESULTS FROM OPERATIONS</u>		<u>\$ 5,366,121</u>	<u>\$ 1,808,200</u>	<u>\$ 2,134,383</u>
<u>INTERFUND TRANSFERS</u>				
01-499-100	To Capital Projects Fund	\$ -	\$ -	\$ -
01-499-200	To Operating Reserve Fund	-	-	-
01-499-300	To Stormwater Reserve	-	-	-
01-499-400	To General Reserve Fund	-	-	-
01-499-500	To Road Equipment Fund	-	-	-
01-499-600	To Recreation Capital Fund	-	-	-
	Subtotal Interfund Transfers	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>TOTAL EXPENDITURES</u>		<u>\$ 9,372,784</u>	<u>\$ 9,551,963</u>	<u>\$ 10,501,216</u>
<u>ENDING BALANCE</u>		<u>\$ 5,366,121</u>	<u>\$ 1,808,200</u>	<u>\$ 2,134,383</u>

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
EMERGENCY FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
<u>BEGINNING BALANCES</u>				
02-399-000	PCB Balance Forwarded	\$ 5,366,121	\$ 58,500	\$ -
02-399-000	PLGIT Balance Forwarded	-	-	-
02-399-000	INVEST Balance Forwarded	-	5,568,500	5,822,847
	Total Beginning Balances	<u>\$ 5,366,121</u>	<u>\$ 5,627,000</u>	<u>\$ 5,822,847</u>
<u>REVENUES</u>				
<u>REAL PROPERTY TAXES</u>				
02-301-100	Real Estate Taxes - Current Year	\$ -	\$ -	\$ -
02-301-200	Real Estate Taxes - Prior Year	-	-	-
	Subtotal Real Property Taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>INTEREST EARNINGS</u>				
02-341-010	Interest on Investments	\$ -	\$ -	\$ 221,376
02-341-100	PLGIT Dividends	-	-	-
02-341-101	INVEST Dividends	-	210,000	-
	Subtotal Interest Earnings	<u>\$ -</u>	<u>\$ 210,000</u>	<u>\$ 221,376</u>
<u>INTERFUND TRANSFERS</u>				
02-392-010	From General Fund	\$ -	\$ -	\$ -
02-392-020	From Capital Projects Fund	-	-	-
02-392-030	From Stormwater Management Fund	-	-	-
02-392-040	From Road Equipment Fund	-	-	-
02-392-050	From Recreation Capital Fund	-	-	-
	Subtotal Interfund Transfers	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>TOTAL CURRENT REVENUE</u>		<u>\$ -</u>	<u>\$ 210,000</u>	<u>\$ 221,376</u>
<u>TOTAL AVAILABLE FOR APPROPRIATION</u>		<u>\$ 5,366,121</u>	<u>\$ 5,837,000</u>	<u>\$ 6,044,223</u>
<u>EXPENDITURES</u>				
<u>INTERFUND TRANSFERS</u>				
02-498-100	To General Fund	\$ 5,366,121	\$ -	\$ -
02-498-200	To Road Equipment	-	-	-
02-498-300	To Stormwater	-	-	-
02-498-400	To Recreation Capital	-	-	544,223
02-498-500	To Capital Reserve	-	-	5,500,000
	Subtotal Interfund Transfers	<u>\$ 5,366,121</u>	<u>\$ -</u>	<u>\$ 6,044,223</u>
<u>TOTAL EXPENDITURES</u>		<u>\$ 5,366,121</u>	<u>\$ -</u>	<u>\$ 6,044,223</u>
<u>ENDING BALANCE</u>		<u>\$ -</u>	<u>\$ 5,837,000</u>	<u>\$ -</u>

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
OPERATING RESERVE FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
BEGINNING BALANCES				
95-399-000	PCB Balance Forwarded	\$ 58,834	\$ 1,098,600	\$ 2,171,150
95-399-000	PLGIT Blance Forwarded	1,962,577	-	-
	Total Beginning Balances	<u>\$ 2,021,411</u>	<u>\$ 1,098,600</u>	<u>\$ 2,171,150</u>
REVENUES				
<u>REAL PROPERTY TAXES</u>				
95-301-100	Real Estate Taxes - Current Year	\$ -	\$ -	\$ -
95-301-200	Real Estate Taxes - Prior Year	-	-	-
	Subtotal Real Property Taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>INTEREST EARNINGS</u>				
95-341-030	Interest on Investments	\$ 729	\$ 5,900	\$ 73,200
95-341-000	PLGIT Dividends	62,494	-	-
	Subtotal Interest Earnings	<u>\$ 63,223</u>	<u>\$ 5,900</u>	<u>\$ 73,200</u>
<u>INTERFUND TRANSFERS</u>				
95-392-010	From General Fund	\$ -	\$ -	\$ -
95-392-000	Transfer from PLGIT	-	-	-
	Subtotal Interfund Transfers	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>TOTAL CURRENT REVENUE</u>		<u>\$ 63,223</u>	<u>\$ 5,900</u>	<u>\$ 73,200</u>
<u>TOTAL AVAILABLE FOR APPROPRIATION</u>		<u>\$ 2,084,634</u>	<u>\$ 1,104,500</u>	<u>\$ 2,244,350</u>
EXPENDITURES				
<u>INTERFUND TRANSFERS</u>				
95-499-100	To General Fund	\$ 1,937,132	\$ -	\$ -
92-498-200	To Road Equipment	-	-	-
92-498-300	To Stormwater	-	-	-
02-498-400	To Recreation Capital	-	-	-
02-498-500	To Capital Fund	-	-	-
02-498-600	Emergency Fund	-	-	-
	Subtotal Interfund Transfers	<u>\$ 1,937,132</u>	<u>\$ -</u>	<u>\$ -</u>
<u>TOTAL EXPENDITURES</u>		<u>\$ 1,937,132</u>	<u>\$ -</u>	<u>\$ -</u>
<u>ENDING BALANCE</u>		<u>\$ 147,502</u>	<u>\$ 1,104,500</u>	<u>\$ 2,244,350</u>

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
FIRE FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
BEGINNING BALANCE				
03-399-000	Balance Forwarded	\$ 4,000	\$ 58,400	\$ 88,781
REVENUES				
REAL PROPERTY TAXES				
03-301-100	Real Estate Taxes - Current Year	\$ 225,450	\$ 225,500	\$ 231,000
03-301-200	Real Estate Taxes - Prior Year	1,750	2,000	3,000
	Subtotal Real Property Taxes	\$ 227,200	\$ 227,500	\$ 234,000
INTEREST EARNINGS				
03-341-030	Interest on Investments	\$ 600	\$ 1,500	\$ 6,456
	Subtotal Interest Earnings	\$ 600	\$ 1,500	\$ 6,456
TOTAL CURRENT REVENUE		\$ 227,800	\$ 229,000	\$ 240,456
TOTAL AVAILABLE FOR APPROPRIATION		\$ 231,800	\$ 287,400	\$ 329,237
EXPENDITURES				
TAX COLLECTION				
03-403-114	Real Estate Taxes	\$ 2,900	\$ 4,200	\$ 4,200
	Subtotal Tax Collection	\$ 2,900	\$ 4,200	\$ 4,200
FIRE PROTECTION				
03-411-100	Fire Company Contributions	\$ 145,000	\$ 150,000	\$ 194,000
03-411-200	Insurance	50,000	60,000	64,200
03-411-301	Fire Hydrant Rental	2,000	2,000	2,000
	Subtotal Fire Protection	\$ 197,000	\$ 212,000	\$ 260,200
TOTAL EXPENDITURES		\$ 199,900	\$ 216,200	\$ 264,400
ENDING BALANCE		\$ 31,900	\$ 71,200	\$ 64,837

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
PARK & RECREATION FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
BEGINNING BALANCES				
05-399-000	PCB Balance Forwarded	\$ 326,702	\$ 356,000	\$ 377,093
05-399-000	PLGIT Balance Forwarded	-	-	-
	Total Beginning Balances	<u>\$ 326,702</u>	<u>\$ 356,000</u>	<u>\$ 377,093</u>
REVENUES				
<u>REAL PROPERTY TAXES</u>				
05-301-100	Real Estate Taxes - Current	\$ 48,996	\$ 49,000	\$ 46,350
05-301-200	Real Estate Taxes - Prior Year	456	500	500
	Subtotal Real Property Taxes	<u>\$ 49,452</u>	<u>\$ 49,500</u>	<u>\$ 46,850</u>
<u>INTEREST AND RENTS</u>				
05-341-010	Interest on Investments	\$ 1,000	\$ 8,800	\$ 13,356
05-341-000	PLGIT Dividends	-	-	-
	Subtotal Interest and Rents	<u>\$ 1,000</u>	<u>\$ 8,800</u>	<u>\$ 13,356</u>
<u>FEES AND CHARGES</u>				
05-367-300	Facility Use Fees	\$ 5,000	\$ 5,000	\$ 8,500
05-367-800	Baseball Advertising Fees	2,200	2,200	1,600
	Subtotal Fees and Charges	<u>\$ 7,200</u>	<u>\$ 7,200</u>	<u>\$ 10,100</u>
<u>CONTRIBUTION & DONATIONS</u>				
05-387-100	Donations-Private Sources	\$ -	\$ -	\$ -
	Subtotal Contributions & Donations	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>TOTAL CURRENT REVENUES</u>		<u>\$ 57,652</u>	<u>\$ 65,500</u>	<u>\$ 70,306</u>
<u>AVAILABLE FOR APPROPRIATION</u>		<u>\$ 384,354</u>	<u>\$ 421,500</u>	<u>\$ 447,399</u>
EXPENDITURES				
<u>TAX COLLECTION</u>				
05-403-114	Real Estate Taxes	\$ 770	\$ 800	\$ 750
	Subtotal Tax Collection	<u>\$ 770</u>	<u>\$ 800</u>	<u>\$ 750</u>
<u>PARTICIPANT RECREATION</u>				
05-452-220	Program Supplies	\$ 10,000	\$ 20,000	\$ 45,000
05-452-458	Pennridge Senior Center	2,000	-	-
	Subtotal Participant Recreation	<u>\$ 12,000</u>	<u>\$ 20,000</u>	<u>\$ 45,000</u>
<u>PARK MAINTENANCE</u>				
05-454-220	Operating Supplies	\$ 35,000	\$ 10,000	\$ 12,000
05-454-230	Heating Oil	-	-	-
05-454-321	Communications	2,300	2,500	2,500
05-454-361	Utilities	2,000	2,200	2,200
05-454-372	Equipment Supplies	15,000	10,000	10,000
05-454-374	Equipment Repairs	2,500	3,000	3,000
05-454-451	Contracted Services	20,000	10,000	15,000
05-454-700	Capital Outlay	-	-	-
	Subtotal Park Maintenance	<u>\$ 76,800</u>	<u>\$ 37,700</u>	<u>\$ 44,700</u>
<u>TOTAL EXPENDITURES</u>		<u>\$ 89,570</u>	<u>\$ 58,500</u>	<u>\$ 90,450</u>
<u>ENDING BALANCE</u>		<u>\$ 294,784</u>	<u>\$ 363,000</u>	<u>\$ 356,949</u>

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
STREET LIGHTING FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
BEGINNING BALANCE				
13-399-000	Balance Forwarded	\$ 64,900	\$ 33,500	\$ 21,149
REVENUES				
SPECIAL ASSESSMENTS				
13-383-110	Street Lighting	\$ -	\$ 57,000	\$ 54,000
	Subtotal Special Assessments	\$ -	\$ 57,000	\$ 54,000
INTEREST EARNINGS				
13-341-030	Interest on Investments	\$ -	\$ -	\$ -
	Subtotal Interest Earnings	\$ -	\$ -	\$ -
INTERFUND TRANSFERS				
13-392-010	From General Fund	\$ -	\$ -	\$ -
	Subtotal Interfund Transfers	\$ -	\$ -	\$ -
TOTAL CURRENT REVENUE		\$ -	\$ 57,000	\$ 54,000
TOTAL AVAILABLE FOR APPROPRIATION		\$ 64,900	\$ 90,500	\$ 75,149
EXPENDITURES				
ENGINEERING				
13-434-310	Professional Services	\$ 100	\$ 100	\$ -
	Subtotal Engineering	\$ 100	\$ 100	\$ -
STREET LIGHTING				
13-434-360	Utilities	\$ 45,395	\$ 52,000	\$ 55,640
13-434-361	Operating Expense	-	-	-
	Subtotal Street Lighting	\$ 45,395	\$ 52,000	\$ 55,640
TOTAL EXPENDITURES		\$ 45,495	\$ 52,100	\$ 55,640
ENDING BALANCE		\$ 19,405	\$ 38,400	\$ 19,509

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
CAPITAL RESERVE FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
BEGINNING BALANCES				
30-399-000	Balance Forwarded	\$ 1,113,308	\$ 1,077,500	\$ 897,749
30-399-000	PLGIT Balance Forwarded	-	-	-
	Total Beginning Balances	\$ 1,113,308	\$ 1,077,500	\$ 897,749
REVENUES				
INTEREST EARNINGS				
30-341-000	Interest on PCB Investments	\$ 1,000	\$ 25,000	\$ 36,000
30-341-100	PLGIT Dividends	-	-	-
	Subtotal Interest Earnings	\$ 1,000	\$ 25,000	\$ 36,000
FEES IN LIEU OF IMPROVEMENTS				
30-387-100	Contributions	\$ -	\$ 50,000	\$ -
30-387-200	Traffic System	-	-	-
30-387-300	Sidewalks	-	-	-
30-387-400	Streets and Highways	-	-	-
30-387-500	Storm Sewers and Drains	-	-	-
30-387-600	Landscaping	-	-	-
	Subtotal Fees In Lieu Of Improvements	\$ -	\$ 50,000	\$ -
STATE OPERATING & CAPITAL GRANTS				
30-354-091	Mill Road Bridge Project	\$ -	\$ -	\$ -
30-354-100	State Grants	-	-	-
	Subtotal State Grants	\$ -	\$ -	\$ -
INTERFUND TRANSFERS				
30-392-100	From General Fund	\$ -	\$ -	\$ -
30-392-101	From Stormwater Fund	-	-	-
30-392-102	From Emergency Fund	-	-	5,500,000
	Subtotal Interfund Transfers	\$ -	\$ -	\$ 5,500,000
TOTAL CURRENT REVENUE		\$ 1,000	\$ 75,000	\$ 5,536,000
AVAILABLE FOR APPROPRIATION		\$ 1,114,308	\$ 1,152,500	\$ 6,433,749
EXPENDITURES				
INFORMATION TECHNOLOGY				
30-407-600	Capital Equipment	\$ -	\$ 85,000	\$ 20,000
	Subtotal Information Technology	\$ -	\$ 85,000	\$ 20,000
PROFESSIONAL SERVICES				
30-408-301	Engineering Services	\$ -	\$ -	\$ -
30-408-302	Architectural Services	-	-	-
	Subtotal Professional Services	\$ -	\$ -	\$ -
BUILDINGS AND GROUNDS				
30-409-700	Township Building	\$ 500,000	\$ 500,000	\$ 4,000,000
30-409-703	Pave Parking Lot - Township Building	-	-	-
30-409-704	Township Building Roof	-	-	-
30-409-701	Public Works Building	-	-	-
30-409-702	Other Township Properties	-	-	250,000
	Subtotal Buildings and Grounds	\$ 500,000	\$ 500,000	\$ 4,250,000

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
CAPITAL RESERVE FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
<u>POLICE SERVICES</u>				
30-410-740	Capital Equipment	\$ 180,700	\$ 217,300	\$ 403,800
	Subtotal Police Services	\$ 180,700	\$ 217,300	\$ 403,800
<u>PLANNING AND ZONING</u>				
30-414-740	Capital Equipment	\$ 200,000	\$ 25,000	\$ 25,000
	Subtotal Planning and Zoning	\$ 200,000	\$ 25,000	\$ 25,000
<u>PUBLIC WORKS</u>				
30-430-700	Capital Equipment	\$ 5,000	\$ 300,000	\$ -
	Subtotal Public Works	\$ 5,000	\$ 300,000	\$ -
<u>TRAFFIC CONTROL DEVICES</u>				
30-433-600	Capital Construction	\$ -	\$ -	\$ 150,000
	Subtotal Traffic Control Devices	\$ -	\$ -	\$ 150,000
<u>STREET LIGHTING</u>				
30-434-600	Capital Construction	\$ -	\$ -	\$ -
	Subtotal Street Lighting	\$ -	\$ -	\$ -
<u>HIGHWAY CONSTRUCTION</u>				
30-439-600	Capital Construction (Paving)	\$ -	\$ -	\$ -
	Subtotal Highway Construction	\$ -	\$ -	\$ -
<u>INTERFUND TRANSFERS</u>				
30-492-020	To Emergency Fund	\$ -	\$ -	\$ -
	Subtotal Interfund Transfers	\$ -	\$ -	\$ -
<u>TOTAL EXPENDITURES</u>		\$ 885,700	\$ 1,127,300	\$ 4,848,800
<u>ENDING BALANCE</u>		\$ 228,608	\$ 25,200	\$ 1,584,949

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
RECREATIONAL CAPITAL FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
BEGINNING BALANCES				
31-399-000	PCB Balance Forwarded	\$ 848,122	\$ 815,600	\$ 412,533
31-399-000	PSDLAF Balance Forward	-	-	409,438
	Total Beginning Balances	<u>\$ 848,122</u>	<u>\$ 815,600</u>	<u>\$ 821,971</u>
<u>REVENUES</u>				
<u>INTEREST EARNINGS</u>				
31-341-010	Interest on Investments	\$ 536	\$ 10,400	\$ 14,028
31-341-100	PSDLAF Dividends	-	16,000	15,500
	Subtotal Interest Earnings	<u>\$ 536</u>	<u>\$ 26,400</u>	<u>\$ 29,528</u>
<u>MISCELLANEOUS REVENUE</u>				
31-380-100	Miscellaneous	\$ -	\$ -	\$ 3,000
31-380-200	Reimbursements	-	-	-
	Subtotal Miscellaneous Revenue	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,000</u>
<u>FEES IN LIEU OF IMPROVEMENTS</u>				
31-387-100	Park System Improvements	\$ -	\$ -	\$ -
31-387-400	Fees In Lieu of Open Space	-	-	-
	Subtotal Fees In Lieu Of Improvements	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>INTERFUND TRANSFERS</u>				
31-392-092	From Escrow Fund	\$ -	\$ -	\$ -
31-392-093	From General Fund	-	-	-
31-392-094	From Emergency Fund	-	-	544,223
	Subtotal Interfund Transfers	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 544,223</u>
<u>TOTAL CURRENT REVENUE</u>		<u>\$ 536</u>	<u>\$ 26,400</u>	<u>\$ 576,751</u>
<u>AVAILABLE FOR APPROPRIATION</u>		<u>\$ 848,658</u>	<u>\$ 842,000</u>	<u>\$ 1,398,722</u>
<u>EXPENDITURES</u>				
<u>PROFESSIONAL SERVICES</u>				
31-408-301	Engineering Services	\$ 10,000	\$ 10,000	\$ 30,000
31-408-302	Architectural Services	-	-	-
31-414-301	Planning Services	-	-	50,000
	Total Professional Services	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ 80,000</u>
<u>PUBLIC WORKS</u>				
31-430-600	Capital Purchases	\$ 175,000	\$ 175,000	\$ 6,000
	Total Public Works	<u>\$ 175,000</u>	<u>\$ 175,000</u>	<u>\$ 6,000</u>
<u>PARK IMPROVEMENTS</u>				
31-454-700	Civic Park	\$ -	\$ 310,000	\$ 361,500
31-454-701	Blooming Glen Park	-	-	7,000
31-454-702	Forest Road Park	150,000	30,000	30,000
31-454-711	Mayall Field	-	-	750,000
31-454-705	Fairhill Park	-	-	160,000
31-454-709	Hilltown Trail System	230,000	-	-
31-454-710	Open Space Signage	-	-	-
	Subtotal Park Improvements	<u>\$ 380,000</u>	<u>\$ 340,000</u>	<u>\$ 1,308,500</u>
<u>INTERFUND TRANSFERS</u>				
31-498-100	To Emergency Fund	\$ 239,000	\$ -	\$ -
	Subtotal Interfund Transfers	<u>\$ 239,000</u>	<u>\$ -</u>	<u>\$ -</u>

TOTAL EXPENDITURES

\$ 804,000 \$ 525,000 \$ 1,394,500

ENDING BALANCE

\$ 44,658 \$ 317,000 \$ 4,222

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
OPEN SPACE FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
BEGINNING BALANCES				
32-399-000	PCB Balance Forwarded	\$ 18,085	\$ 36,350	\$ 37,708
32-399-000	INVEST Balance Forwarded	1,962,577	2,022,750	2,093,435
	Total Beginning Balances	<u>\$ 1,980,662</u>	<u>\$ 2,059,100</u>	<u>\$ 2,131,143</u>
REVENUES				
<u>ACT 511 TAXES</u>				
32-310-210	Earned Income Taxes	\$ -	\$ -	\$ -
	Subtotal Act 511 Taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>INTEREST AND RENTS</u>				
32-341-010	Interest on Investments	\$ 223	\$ 3,000	\$ -
32-341-100	PLGIT Dividends	62,494	-	-
32-341-200	INVEST Dividends	-	84,000	80,400
	Subtotal Interest and Rents	<u>\$ 62,717</u>	<u>\$ 87,000</u>	<u>\$ 80,400</u>
<u>TOTAL CURRENT REVENUE</u>		<u>\$ 62,717</u>	<u>\$ 87,000</u>	<u>\$ 80,400</u>
<u>AVAILABLE FOR APPROPRIATION</u>		<u>\$ 2,043,379</u>	<u>\$ 2,146,100</u>	<u>\$ 2,211,543</u>
EXPENDITURES				
<u>TAX COLLECTION</u>				
32-403-116	Earned Income Taxes	\$ -	\$ -	\$ -
	Subtotal Tax Collection	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>LEGAL SERVICES</u>				
32-404-314	Township Solicitor	\$ -	\$ 20,000	\$ 25,000
	Subtotal Legal Services	<u>\$ -</u>	<u>\$ 20,000</u>	<u>\$ 25,000</u>
<u>ENGINEERING SERVICES</u>				
32-408-313	Township Engineer	\$ -	\$ 20,000	\$ 25,000
	Subtotal Engineering Services	<u>\$ -</u>	<u>\$ 20,000</u>	<u>\$ 25,000</u>
<u>BUILDINGS & GROUNDS</u>				
32-409-700	Acquisition	\$ -	\$ 275,000	\$ -
	Subtotal Buildings and Grounds	<u>\$ -</u>	<u>\$ 275,000</u>	<u>\$ -</u>
<u>TOTAL EXPENDITURES</u>		<u>\$ -</u>	<u>\$ 315,000</u>	<u>\$ 50,000</u>
<u>ENDING BALANCE</u>		<u>\$ 2,043,379</u>	<u>\$ 1,831,100</u>	<u>\$ 2,161,543</u>

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
STORMWATER FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
BEGINNING BALANCES				
33-399-000	PCB Balance Forwarded	\$ 961,452	\$ 931,600	\$ 921,808
33-399-000	PLGIT Balance Forwarded	-	-	-
	Total Beginning Balances	<u>\$ 961,452</u>	<u>\$ 931,600</u>	<u>\$ 921,808</u>
REVENUES				
INTEREST EARNINGS				
33-341-000	Interest on Investments	\$ 661	\$ 32,300	\$ 31,300
33-341-100	PLGIT Dividends	-	-	-
	Subtotal Interest Earnings	<u>\$ 661</u>	<u>\$ 32,300</u>	<u>\$ 31,300</u>
FEES IN LIEU OF IMPROVEMENTS				
33-387-100	Stormwater Improvements	\$ -	\$ -	\$ -
	Subtotal Fees In Lieu Of Improvements	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
INTERFUND TRANSFERS				
33-392-100	From Escrow Fund	\$ -	\$ -	\$ -
33-392-101	From General Fund	-	-	-
33-392-200	From Emergency Fund	-	-	-
	Subtotal Interfund Transfers	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
TOTAL CURRENT REVENUE		<u>\$ 661</u>	<u>\$ 32,300</u>	<u>\$ 31,300</u>
AVAILABLE FOR APPROPRIATION		<u>\$ 962,113</u>	<u>\$ 963,900</u>	<u>\$ 953,108</u>
EXPENDITURES				
STORMWATER IMPROVEMENTS				
33-480-010	Stormwater Improvements	\$ 569,570	\$ 650,000	\$ 700,000
33-480-740	Capital Expenses	295,484	150,000	250,000
	Subtotal Stormwater Improvements	<u>\$ 865,054</u>	<u>\$ 800,000</u>	<u>\$ 950,000</u>
INTERFUND TRANSFERS				
33-492-800	To Emergency Fund	\$ -	\$ -	\$ -
	Subtotal Interfund Transfers	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
TOTAL EXPENDITURES		<u>\$ 865,054</u>	<u>\$ 800,000</u>	<u>\$ 950,000</u>
ENDING BALANCE		<u>\$ 97,059</u>	<u>\$ 163,900</u>	<u>\$ 3,108</u>

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
ROAD EQUIPMENT FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
BEGINNING BALANCES				
34-399-000	Balance Forwarded	\$ 564,864	\$ 256,200	\$ 324,360
34-399-000	PLGIT Balance Forward	-	-	-
	Total Beginning Balances	<u>\$ 564,864</u>	<u>\$ 256,200</u>	<u>\$ 324,360</u>
REVENUES				
REAL PROPERTY TAXES				
34-301-100	Real Estate Taxes - Current Year	\$ 61,245	\$ 55,350	\$ 57,905
34-301-200	Real Estate Taxes - Prior Year	750	1,050	500
	Subtotal Real Property Taxes	<u>\$ 61,995</u>	<u>\$ 56,400</u>	<u>\$ 58,405</u>
INTEREST EARNINGS				
34-341-010	Interest on Investments	\$ 3,184	\$ 7,000	\$ 10,920
34-341-100	PLGIT Dividends	-	-	-
	Subtotal Interest Earnings	<u>\$ 3,184</u>	<u>\$ 7,000</u>	<u>\$ 10,920</u>
INTERFUND TRANSFERS				
34-396-600	Transfer from General Fund	\$ -	\$ -	\$ -
34-396-700	Transfer from Emergency Fund	-	-	-
	Subtotal Interfund Transfers	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
TOTAL CURRENT REVENUE		<u>\$ 65,179</u>	<u>\$ 63,400</u>	<u>\$ 69,325</u>
AVAILABLE FOR APPROPRIATION		<u>\$ 630,043</u>	<u>\$ 319,600</u>	<u>\$ 393,685</u>
EXPENSES				
TAX COLLECTION				
34-403-114	Real Estate Taxes	\$ 2,000	\$ 2,000	\$ 2,000
	Subtotal Tax Collection	<u>\$ 2,000</u>	<u>\$ 2,000</u>	<u>\$ 2,000</u>
PUBLIC WORKS				
34-430-740	Capital Purchases	\$ 485,979	\$ -	\$ 303,701
	Subtotal Public Works	<u>\$ 485,979</u>	<u>\$ -</u>	<u>\$ 303,701</u>
INTERFUND TRANSFERS				
34-498-100	To Emergency Fund	\$ -	\$ -	\$ -
	Subtotal Interfund Transfers	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
TOTAL EXPENDITURES		<u>\$ 487,979</u>	<u>\$ 2,000</u>	<u>\$ 305,701</u>
ENDING BALANCE		<u>\$ 142,064</u>	<u>\$ 317,600</u>	<u>\$ 87,984</u>

**HILLTOWN TOWNSHIP
2027 DRAFT BUDGET
STATE HIGHWAY AID FUND**

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>2025 BUDGET</u>	<u>2026 BUDGET</u>	<u>2027 BUDGET</u>
BEGINNING BALANCES				
35-399-000	PCB Balance Forwarded	\$ 813,326	\$ 698,400	\$ 628,549
35-399-000	PLGIT Balance Forwarded	-	-	-
35-399-000	INVEST Balance Forwarded	-	556,200	577,462
	Total Beginning Balances	<u>\$ 813,326</u>	<u>\$ 1,254,600</u>	<u>\$ 1,206,011</u>
<u>REVENUES</u>				
<u>INTEREST EARNINGS</u>				
35-341-050	Interest on Investments	\$ 3,200	\$ 20,000	\$ 32,400
35-341-070	Interest on PLGIT	-	-	-
35-341-100	Interest on INVEST	-	22,000	22,200
	Subtotal Interest Earnings	<u>\$ 3,200</u>	<u>\$ 42,000</u>	<u>\$ 54,600</u>
<u>INTERFUND TRANSFERS</u>				
35-392-000	From PLGIT	\$ -	\$ -	\$ -
	Subtotal Interfund Transfers	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>STATE SHARED REVENUE & ENTITLEMENTS</u>				
35-355-020	State Liquid Fuels Funds	\$ 562,000	\$ 568,000	\$ 572,500
35-355-030	PennDOT Turnback Funds	24,080	24,000	25,000
	Subtotal State Shared Revenue	<u>\$ 586,080</u>	<u>\$ 592,000</u>	<u>\$ 597,500</u>
<u>TOTAL CURRENT REVENUE</u>		<u>\$ 589,280</u>	<u>\$ 634,000</u>	<u>\$ 652,100</u>
<u>AVAILABLE FOR APPROPRIATION</u>		<u>\$ 1,402,606</u>	<u>\$ 1,888,600</u>	<u>\$ 1,858,111</u>
<u>EXPENDITURES</u>				
<u>HIGHWAY - GENERAL SERVICES</u>				
35-430-260	Minor Equipment	\$ -	\$ -	\$ -
35-430-740	Equipment Purchases	-	-	-
	Subtotal Highway-General Services	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>HIGHWAY - SNOW & ICE REMOVAL</u>				
35-432-245	De-Icing Materials	\$ 150,000	\$ 124,000	\$ 187,500
35-432-450	Contracted Services	15,000	15,000	-
	Subtotal Highway-Snow & Ice Removal	<u>\$ 165,000</u>	<u>\$ 139,000</u>	<u>\$ 187,500</u>
<u>HIGHWAY - SIGNAL/SIGNS</u>				
35-433-245	Traffic Sign Supplies	\$ 3,000	\$ 5,000	\$ 5,000
35-433-246	Signs	5,000	10,000	15,000
35-433-250	Roadway Striping	15,000	25,000	30,000
	Subtotal Highway-Signal/Signs	<u>\$ 23,000</u>	<u>\$ 40,000</u>	<u>\$ 50,000</u>
<u>HIGHWAY - MAINTENANCE/REPAIR</u>				
35-438-245	Road Materials	\$ 409,291	\$ 455,000	\$ 460,000
35-438-450	Contracted Services	-	-	-
	Subtotal Highway-Maintenance/Repair	<u>\$ 409,291</u>	<u>\$ 455,000</u>	<u>\$ 460,000</u>
<u>HIGHWAY - CONSTRUCTION/REBUILDING</u>				
35-439-700	Capital Construction	\$ -	\$ -	\$ 300,000
	Subtotal Highway-Construction/Rebuild	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 300,000</u>
<u>TOTAL EXPENDITURES</u>		<u>\$ 597,291</u>	<u>\$ 634,000</u>	<u>\$ 997,500</u>
<u>ENDING BALANCE</u>		<u>\$ 805,315</u>	<u>\$ 1,254,600</u>	<u>\$ 860,611</u>



HILLTOWN TOWNSHIP
13 West Creamery Road
P.O. Box 260
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(215) 453-6000 Fax: (215) 453-1024
www.hilltown.org

MEMORANDUM

August 27, 2026

To: Board of Supervisors
From: Caitlin M. Mest, EIT, BCO, CFM, CZO
RE: 1970 Clearview Rd & 2004 Sunny Rd – Variance

Applicant: St. Philip's Orthodox Church (Owner)

Affected Properties: 1970 Clearview Rd - TMP # 15-022-008-001
2004 Sunny Rd – TMP # 15-023-016-002

Zoning District(s): CR-2 – Country Residential II (1970 Clearview Rd)
RR – Rural Residential (2004 Sunny Rd)

Requested Action: Applicant proposes to consolidate the two parcels, expand its facilities to accommodate its growing congregation. The proposed expansion includes: an approximately 6,350 sqft addition to the existing church facility; construction of a new 2280 sqft outdoor pavilion for events and outdoor worship space; a porch addition to the existing garage; addition of outdoor restrooms to the existing dwelling; and 55 additional parking spaces together with expansion and reconfiguration of the parking and access drives that act as a unified church campus.

Summary: Applicant requests the following:

1. Determination that the existing non-conforming access from Sunny Road, a local street, to the Place of Worship use may continue with the proposed expansion and parcel consolidation; or, in the alternative, a variance from §160-23C(1)(a) to permit access to the Property from a local street where access to a

collector or arterial street is otherwise required for a Place of Worship.

2. Variance from §160-23C(1)(d)[1] to permit the proposed number of parking spaces be calculated on the basis of the number of seats provided for patron use (utilization at any one given time), where the Ordinance otherwise requires calculation based on gross floor area (one space per 40 square feet) or seats, whichever requires the greater number of spaces.
3. Variance from §160-23C(1)(d)[2] to permit parking to be located other than exclusively to the side or rear of the structure, as depicted on the Plan, where the Ordinance otherwise requires all required parking to be located to the side or rear of the structure.
4. Variance from §160-25.B.2 and §160 Attachment 3 to permit a maximum impervious surface ratio of 0.50 for the site and the lot, where a maximum impervious surface ratio of 0.35 is required.
5. Variance §160-33.A.(2) to permit parking and structures within the required buffer yard as shown on the Plan, where the Ordinance otherwise prohibits parking or structures in a buffer yard.
6. Variance from §160-106 to permit the Applicant more than 12 months from the date of the Zoning Hearing Board order to obtain all required permits, to allow adequate time for final design, engineering, fundraising, phased construction, and permitting for this capital improvement project serving a religious institution.

Requested Variances:

§160-23C(1)(a). Place of Worship.

§160-23C(1)(d)[1]. Place of Worship.

§160-23C(1)(d)[2]. Place of Worship.

§160-25.B.2. Site Capacity Calculations.

§160 Attachment 3. Table of Performance Standards – Bulk and Area

§160-33.A.(2). Buffer yards.

§160-106. Expiration of Special Exception or Variance.

cc:

File



HILLTOWN TOWNSHIP

13 West Creamery Road
P.O. Box 260
Hilltown, PA 18927
(215) 453-6000 Fax: (215) 453-1024
www.hilltown.org



APPEAL TO ZONING HEARING BOARD HILLTOWN TOWNSHIP

*Please note: It is **required** that all applicants submit an application for a Subdivision/Land Development and/or apply for a **Zoning Permit** and receive a **review** from the Township prior to submitting an application to the Zoning Hearing Board.*

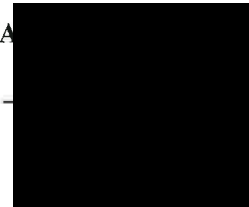
TOWNSHIP USE:	
Appeal #:	2026-010
Date Filed:	8/12/26
Received By:	NH

PLEASE COMPLETE ALL SECTIONS OF THE APPLICATION

PLEASE ATTACH ALL REQUESTED DOCUMENTATION. FAILURE TO COMPLETE ALL SECTIONS OR ATTACH ALL REQUESTED DOCUMENTATION MAY RESULT IN A DENIAL OF YOUR APPLICATION. YOUR INITIALS BELOW INDICATE THAT YOU HAVE A COMPLETE UNDERSTANDING OF THE APPLICATION AND REQUIRED DOCUMENTATION.

THE TOWNSHIP WILL NOT ACCEPT APPLICATIONS UNLESS INITIA

Date: 7/17/26



1. Applicant:

- Name: St. Philip's Orthodox Church
- Mailing Address: 1970 Clearview Road
Souderton, PA 18964
- Phone Number: [REDACTED]
- State whether the Applicant is: *(Check one or more if applicable)*
☒ Owner of Legal Title
☐ Owner of Equitable Title
☐ Tenant with the Permission of Legal Title

2. Applicant's Attorney: *(if any)*

- Attorney's and Firm Name: Nate Fox, Esq. - Obermayer Rebmann Maxwell & Hippel
- Mailing Address: 2003 S. Easton Road, Suite 108
- Phone Number: [REDACTED]
- Email: [REDACTED]

260545

HILLTOWN TOWNSHIP
ZONING AND BUILDING DEPARTMENT

3. Property Information:

- a. Present Zoning Use Classification: CR2 / RR
- b. Tax Parcel Number: 15-022-008-001 / 15-023-016-002
- c. Location: *(with reference to nearby intersections or prominent features)*
Located at intersection of Clearview Road and Sunny Road

4. Present Use: C-1 Place of Worship

5. Proposed Use: *(if different)* N/A

6. Classification of Appeal: *(Check one or more if applicable)*

- ☒ A. Request for a Variance (Zoning Ordinance §160-104.A)
- ☐ B. Request for Special Exception (Zoning Ordinance §160-104.B)
- ☐ C. Interpretation of Law
- ☐ D. Appeal from action of the Zoning Officer (Attach all related correspondence)
- ☐ E. Other (Please specify)

7. Cite Zoning Ordinance sections applicable to, and summarize, relief request:

(use separate paper if necessary)

See attached Addendum

8. Have any previous appeals been filed regarding this property: Yes X No

a. If yes, please explain: _____

b. Prior Appeal Number: _____

_____st of my (our) knowledge,

Date: 7/17/26

Date: 7-17-26

HILLTOWN TOWNSHIP

ZONING AND BUILDING DEPARTMENT

The following need to accompany this application:

1. Six (6) copies of the application
2. Six (6) copies of the deed (MUST BE ATTACHED TO APPLICATION)
3. Six (6) copies of the plans (MUST BE ATTACHED TO APPLICATION)
 - a. Commercial Properties: plan(s) must be prepared by a professional engineer or surveyor.
 - b. Residential Applications: The Board requires that all applications include a plan that is complete and accurate and prefers that all applications include plan prepared by a professional engineer or surveyor. Applications for relief may include plans prepared by licensed professionals or other qualified individuals who must be ready to state under oath that the plan(s) are complete and accurate. The plan(s) must contain all of the information relevant to the Appeal, including but not limited to the following:
 - All adjoining street information (name, width, right of way, ultimate right of way, etc.)
 - The dimensions and area of the lot
 - The dimensions and location of existing buildings or improvements
 - The dimensions and locations of proposed uses
 - Building(s) or improvements
4. Six (6) copies of any and all information you feel explains or is supportive of your application
5. Six (6) copies of Zoning Permit Review Letter Denial
6. One (1) copy of a list of all properties within five hundred (500) feet of the subject property, including those located opposite the property across any adjoining road or street. This list shall be printed on template Avery Labels 5160.
7. One (1) PDF version (flash drive or file sharing link) of all documents stated 1-6 above including, but not limited to: application, deed, plans, denial letter and any other supportive documentation.
8. The required filing fee, (listed below), is not returnable once the Appeal is accepted.

<u>Application to Zoning Hearing Board</u>	<u>FEE</u>
A. Residential Use	\$1000.00
B. Residential Development (3 or More Lots)	\$1,500.00
C. Non-Residential Use	\$2,000.00
D. Multiple Hearing-Additional Testimony Only	50% of Original Fee
E. Court Ordered Remand Hearing	50% of Original Fee
F. Legal Non-Profit Corporation	25% of Non-Residential Use Fee

THIS APPLICATION WILL RESULT IN THE SCHEDULING OF A ZONING HEARING BEFORE THE HILLTOWN TOWNSHIP ZONING HEARING BOARD. ZONING HEARINGS ARE LEGAL PROCEEDINGS GOVERNED BY STATUTE. TO OBTAIN THE RELIEF YOU SEEK IN THIS APPLICATION, YOU WILL NEED TO PRESENT TESTIMONY AND EVIDENCE TO THE ZONING HEARING BOARD. SUCH TESTIMONY AND EVIDENCE WILL HAVE TO BE OF A FORM AND SUBSTANBCE SUFFICIENT TO MEET CERTAIN EVIDENTIARY STANDARDS. FAILURE TO PRODUCE THE REQUISITE TESTIMONY AND EVIDENCE WILL RESULT IN YOUR APPLICATION BEING DENIED. IN ADDITION, PLEASE BE ADVISED THAT YOU COULD FACE OPPOSITION TO YOUR APPLICATION AT THE ZONING HEARING. GIVEN THE FOREGOING, IT IS STRONGLY RECOMMENDED THAT YOU CONSULT WITH AND/OR RETAIN THE SERVICES OF PROFESSIONALS TO ASSIST YOU WITH THE PRESENTATION OF YOUR TESTIMONY AND EVIDENCE TO THE ZONING HEARING.



Hilltown Township Zoning Hearing Board
Application of Saint Philip Antiochian Orthodox Church
ADDENDUM

Applicant, Saint Philip Antiochian Orthodox Church ("Applicant" or the "Church"), is the owner of the property located at the intersection of Clearview and Sunny Roads, identified as Bucks County Tax Map Parcel Nos. 15-022-008-001 and 15-023-016-002 (the "Property"). The Property is split-zoned with the main church located in the CR-2 Country Residential zoning district and the St. Nicholas House located in the RR – Rural Residential zoning district pursuant to the Hilltown Township Zoning Ordinance ("Zoning Ordinance") and Zoning Map. Sunny Road is a dead-end local street terminating at a cul-de-sac in the Church's cemetery property. Functionally, the church buildings, the St. Nicholas House dwelling, parking areas, and related improvements, together with the adjacent cemetery, operate as a single integrated campus serving the parish community.

The Property is currently improved with the existing church and related buildings, a fellowship hall and education center, the St. Nicholas House dwelling, a garage, surface parking areas, and associated site improvements. Founded in 1978, the Church has grown to serve approximately 175 families. During most Sunday Liturgies, the existing facilities are now at or near physical capacity.

As depicted on the attached Zoning Hearing Exhibit Plan prepared by Van Cleef Engineering Associates, LLC, dated May 29, 2026 (the "Plan"), the Applicant proposes to consolidate the parcels expand its facilities to accommodate its growing congregation and to support all aspects of parish life for years to come. The proposed expansion includes: an approximately 6,350 square foot expansion to the existing church facility; construction of a new 2,280 square foot outdoor pavilion for events and outdoor worship space; a porch addition to the existing garage; addition of outdoor restrooms to the existing dwelling; and fifty-five (55) additional parking spaces together with expansion and reconfiguration of parking and access drives to provide that the act as a unified church campus.

In order to facilitate the proposed expansion and site improvements, Applicant requests the following relief from the Zoning Ordinance:

1. A determination that the existing non-conforming access from Sunny Road, a local street, to the Place of Worship use may continue with the proposed expansion and parcel consolidation; or, in the alternative, a variance from § 160-23C(1)(a) to permit access to the Property from a local street where access to a collector or arterial street is otherwise required for a Place of Worship.
2. A variance from § 160-23C(1)(d)[1] to permit the proposed number of parking spaces be calculated on the basis of the number of seats provided for patron use (utilization at any one given time), where the Ordinance otherwise requires calculation based on gross floor area (one space per 40 square feet) or seats, whichever requires the greater number of spaces. The Plan demonstrates that the proposed number of spaces satisfies the seats based standard and the practical operational needs of the parish.



For Single Deed No. 2325

Printed for and sold by John G. Clark Co., 1334 Walnut St., Phila.

This Indenture Made the 15th day of September in the year of our Lord one thousand nine hundred and eighty-six (1986) Between **W. Scott Tagg and Elsie E. Tagg, his wife**

(hereinafter called the Grantors), of the one part, and
St. Philip Orthodox Church

Witnesseth That the said Grantors (hereinafter called the Grantee), of the other part, for and in consideration of the sum of One Hundred Fifty Thousand (\$150,000.00) Dollars lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, its heirs and assigns,

ALL THAT CERTAIN lot or tract of ground, Situate in Hilltown Township, Bucks County, Pennsylvania, and described according to a certain Plan thereof known as Plan of Survey prepared for Charles L. Haberle, made by Urwiler & Walter, Inc., dated 4-24-1979, as follows, to wit:

BEGINNING at a point of intersection of the center line of Clearview Drive (T-421, 33 feet wide) with the Northeastly side of Clearview Drive Spur (L.R. 1027 40 feet wide); thence extending from said point of beginning, along the center line of Clearview Drive, North 60 degrees 13 minutes 30 seconds East, 745.97 feet to a point, a corner of lands now or late of George Gaugler; thence extending along the same, South 50 degrees 30 minutes 30 seconds East 468.99 feet to a point; thence extending still along the said Gaugler's land, South 52 degrees 44 minutes West 398.46 feet to a point; a corner of lands now or late of James Hudson; thence extending along the same and also along lands now or late of Thomas Brandt, the two following courses and distances: (1) North 42 degrees 13 minutes 45 seconds West 198 feet to a point and (2) South 52 degrees 44 minutes West 455.31 feet to a point on the Northeastly side of Clearview Drive Spur; thence extending along the same in a Northwestly direction on the arc of a circle curving to the left, having a radius of 2,050.08 feet the arc distance of 357.76 feet to the first mentioned point and place of Beginning.

CONTAINING 7.202 acres.

BEING the same premises which A. Frederick Haberle, unmarried, Richard P. Haberle and Lois Haberle, his wife, Stella V. Feenstra and J. Francis Feenstra, her husband, Jeryl W. Haberle, singleman and C. Glenn Haberle and Mary Ann Haberle, his wife by Deed dated September 25, 1981 and recorded in Bucks County, Pennsylvania, in Deed Book 2440 page 639, granted and conveyed unto W. Scott Tagg and Elsie E. Tagg, his wife in fee.

D2700-0813

A-1781517 N99 96-13806

Together with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of

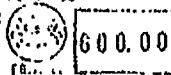
them

the said grantors, as well at law as in equity, of, in, and to the same.

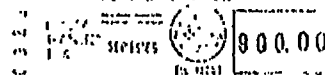
To have and to hold the said lot or piece of ground described with the building and improvements thereon erected, along with the hereditaments and premises hereby granted, or mentioned, and intended so to be with the appurtenances, unto the said Grantee, its heirs and assigns, to and for the only proper use and behoof of the said Grantee, its heirs and assigns forever.

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions of record.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE



And the said Grantors **\$1500.- MUNICIPAL TRANSFER TAX PAID** for themselves and their heirs,

executors and administrators do covenant, promise and agree, to and with the said Grantee, its heirs and assigns, by these presents, that they the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its heirs and assigns, against them, the said Grantors and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them, or any of them, shall and will **BY THESE PRESENTS**:

WARRANT and forever **DEFEND**.

In Witness Whereof, the parties of the first part have their hands and seals, Dated the day and year first above written.

hereunto set

Sealed and Delivered
IN THE PRESENCE OF US:

Paul J. [Signature]

02700-0814

Commonwealth of Pennsylvania
County of *Bucks*

On this, the *15th* day of *September*, 19 *86*, before me, a Notary Public for
the Commonwealth of Pennsylvania, residing in the *County of Bucks*, the undersigned Officer,
personally appeared *W. Scott Tagg and Elsie E. Tagg, his wife*

known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within
instrument, and acknowledged that they executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

Carol A. McBride
Notary Public

CAROL A. MCBRIDE, Notary Public
Nonhempton Twp., Bucks Co.
My Commission Expires Oct. 26, 1988

DEED

W. Scott Tagg
Elsie E. Tagg

TO:

St. Philip's Orthodox Church

TO: John C. Clark Co., Phila. 1986
Premises:
7.2 Acres - Clearview Drive
Billsown Township
Bucks County, PA

BUCKS COUNTY SSF
RECORDED IN THE RECORDER'S
OFFICE OF SAID COUNTY IN
Deed BOOK 2700
AT PAGE 813
WITNESS MY HAND AND SEAL OF
OFFICE

Edmond A. Butkewich
RECORDER OF DEEDS

RECORDER OF DEEDS

D2700-0815

The address of the above-named Grantee
is: *1541
New Yorkville PA - 1884*
On behalf of the Grantee

SEP 18 1986

IV 41-40-2604-86 TB

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2019072595

Recorded On 12/13/2019 At 1:39:56 PM

* Total Pages - 5

* Instrument Type - DEED

Invoice Number - 1047079

User - TLF

* Grantor - BLACK, MARY L

* Grantee - ST PHILIPS ORTHODOX CHURCH

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE TRANSFER TAX	\$2,700.00
RECORDING FEES	\$81.75
PENNRIDGE SCHOOL	\$1,350.00
DISTRICT REALTY TAX	
HILLTOWN TOWNSHIP	\$1,350.00
TOTAL PAID	\$5,481.75



Bucks County UPI Certification
On December 13, 2019 By JJK

This is a certification page

DO NOT DETACH

**This page is now part
of this legal document.**

RETURN DOCUMENT TO:
NORTH PENN ABSTRACT
35 GREEN STREET
LANSDALE, PA 19446

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Robin M. Robinson

Robin M. Robinson
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

162462



CERTIFIED PROPERTY IDENTIFICATION NUMBERS
15-023-016--002 - HILLTOWN TWP
CERTIFIED 12/13/2019 BY JJK

Prepared by and Return to:

North Penn Abstract Co. Inc.
35 Green Street
P.O. Box 2
Lansdale, PA 19446
215-362-0475
File No. 45961
UPI # 15-023-016-002

This Indenture, made the 10th day of December, 2019,

Between

**THOMAS W. BLACK, ADMINISTRATOR OF THE ESTATE OF MARY L.
BLACK, DECEASED**

(hereinafter called the Grantor), of the one part, and

ST. PHILIPS ORTHODOX CHURCH, A NON-PROFIT CORPORATION

(hereinafter called the Grantee), of the other part,

Witnesseth that in consideration of the sum off **Two Hundred Seventy Thousand And 00/100 Dollars (\$270,000.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, its successors and assigns,

Premises Address: **2004 Sunny Road, Hilltown Township, Bucks County, PA**

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, Situate in the Township of Hilltown, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a survey and plan there made by G. Marvin Hendricks, Professional Engineer-Surveyor, Route #313, M.R. #1, Perkasio, Pennsylvania, dated June 2, 1967, as follows to wit:

BEGINNING at a point set for a corner in the Easterly right of way line of a service road (forty feet wide) running parallel to the relocated Route #309; thence by land now or late of Charles Haberle, the two following courses and distances, to wit: (1) North fifty-two degrees forty-four minutes East four hundred fifty-five and thirty-one one-hundredths feet to an iron pin; (2) South forty-two degrees sixteen minutes East one hundred twenty-three and eighty one-hundredths feet to an iron pin, a corner of other land of R. Jack Worthington and Edward I. Clinton, of which this was part; thence extending along said land South fifty-two degrees forty-four minutes West four hundred eighty-seven and eighty-three one-hundredths feet to an iron pin, a corner in the above mentioned Easterly right of way line of said Service Road, thence extending along said right of way line of said Service Road North twenty-six degrees fifty-seven minutes West seventy-two and two one-hundredths feet to a point of curve; thence along the arc of a circle on a line curving to the left having a radius of two thousand fifty and eight one-hundredths feet, the arc distance of

fifty-three and twenty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING LOT #1 on said survey and plan.

BEING Parcel Number 15-023-016-002

BEING the same premises which Thomas M. Farrell and Gladys I. Farrell, Surviving Trustees under Deed of Trust dated March 9, 1990, by Deed dated May 4, 2006, and recorded May 9, 2006, in the Office of the Recorder of Deeds in and for the County of Bucks, Pennsylvania, as Instrument No. 2006053344, granted and conveyed unto Mary L. Black, in fee.

AND THE SAID Mary L. Black has since departed this life on October 18, 2012, Intestate, and whose Estate was filed in the Register of Wills Office of Bucks County as Estate No. 2018-2569 and whereby Letters of Administration were granted on August 29, 2018 unto Thomas W. Black.

COPY

Together with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

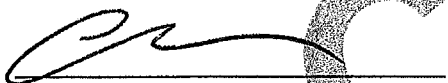
To have and to hold the said buildings with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said ,Administrator of the aforesaid covenants, promises and agrees to and with said Grantee, its heirs and assigns, that he/she, the said Administrator of the aforementioned, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor caused these presents to be duly executed the day and year first above written.

**Sealed and Delivered
in the Presence of Us:**

**THOMAS W. BLACK, ADMINISTRATOR OF
THE ESTATE OF MARY L. BLACK, DECEASED**



By

Thomas W. Black, Administrator

By: _____ {SEAL}

Commonwealth of Pennsylvania } ss
County of *Montgomery*

On this, the 10th day of December, 2019, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared Thomas W. Black, Administrator of the Estate of Mary L. Black, deceased known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he/she executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.

Peggy J. Fenstermacher
Notary Public
My commission expires 9/28/20

The precise residence and the complete post office address of the above-named Grantee is:

*1970 Clearview Rd.
Souderton PA 18964*

Peggy J. Fenstermacher
On behalf of the Grantee

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Peggy J. Fenstermacher, Notary Public
Lansdale Boro, Montgomery County
My Commission Expires Sept. 28, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

WYNN ASSOCIATES, INC.
MUNICIPAL ENGINEERING SERVICES

(215) 535-7115 • FAX (215) 535-5351
211 West Broad Street • Quakertown • PA • 18951

March 2, 2026

Jon Apple, Chairman (via email)
Planning Commission
Hilltown Township
P.O. Box 260
13 W. Creamery Road
Hilltown, PA 18927



Subject: St. Philip's Orthodox Church Land Development Sketch Plan
1970 Clearview Road
TMP #15-22-8-1 & #15-23-16-2
File No. 01-711

Dear Planning Commission Members,

The following comments and/or recommendations are made with respect to the subject "Sketch Plan", sheets 1 thru 3, dated February 20, 2026, prepared by Van Cleef Engineering Associates, LLC, which was received by the Township on February 24, 2026:

SUBMISSION:

An existing Place of Worship (C-1) use is proposed to be expanded within two parcels (to be consolidated) totalling 4.507 acres (gross) located at the southeast corner of the intersection of Clearview Road and Sunny Road. TMP #15-22-8-1 (3.17 acres) is zoned within the CR-2 District, and currently contains the existing church building and associated parking, with driveway access to Clearview Road and Sunny Road. TMP #15-23-16-2 (1.34 acres) is zoned within the RR District, and currently contains an existing dwelling, detached garage, and driveway access along Sunny Road. Sketch plan identifies the proposed construction of three additions (totalling 6,350 SF) onto the existing church building, a 2,280 SF outdoor pavilion for events and outdoor worship space, a porch addition to the existing detached garage, an outdoor restroom addition onto the existing dwelling, and expansion of the existing parking facilities to provide 55 additional parking spaces. Plan also identifies site improvements to modify site access and provide pedestrian walkways, as well as expansion of stormwater management facilities. Site is bounded to the north by Clearview Road (and Solar Atmospheres industrial use across the street within the LI Zoning District), to the east by an existing residential use within the CR-2 Zoning District, to the west by Sunny Road and the Route 309 Bypass, and to the south by a residential parcel (owned by the current church pastor) within the RR District. A parcel further to the south is also owned by St. Philip's Orthodox Church, which contains an existing cemetery within the RR District. The consolidated site is to be served by public water facilities provided by North Penn Water Authority and public sanitary sewer facilities provided by Hilltown Township Water and Sewer Authority.

DISCUSSION:

1. The enclosed document (A Brief History & Narrative of Proposed Expansion) was submitted by the applicant, which outlines the historical timeline and growth of the congregation, as well as the need for expansion of the current facilities to accommodate that growth.
2. Parcels are proposed to be consolidated into one parcel to enable site capacity calculations and area/dimensional requirements to be met for the larger consolidated parcel. A deed of consolidation (including a legal description for the combined parcels) should be prepared and submitted to the Township for review, prior to recordation at Bucks County Courthouse prior to, or concurrent with, land development plan recordation.

Proposed consolidation of the parcels will result in the consolidated property being split-zoned between the CR-2 and RR districts. Although the use is permitted by right in both districts – and area/dimensional criteria for the institutional use are identical between districts – split zoning will require site capacity calculations to be prepared separately for each zoning district, which may complicate the assessment of compliance with impervious surface coverage requirements. Therefore, the applicant intends to petition the Township to revise the Township Zoning Map to include TMP #15-23-16-2 within the CR-2 Zoning District to eliminate the split zoning condition. A Private Petition for Zoning Amendment should be filed pursuant to Section 160-109 of the Zoning Ordinance for Township consideration.

3. Plan identifies that the applicant anticipates requesting the variances of the following requirements of the Zoning Ordinance:
 - A. ZO Section 160-23.C(1)(a), which requires places of worship to take access to a collector or arterial street. Both Clearview Road and Sunny Road are classified as local streets. The current access situation is non-conforming, and to the extent that the lot consolidation increases the non-conformity, relief will be requested.
 - B. ZO Section 160-23.C(1)(d)[1], which contains minimum parking requirements for the use. Parking requirements include two alternative methods for determining the minimum required number of parking spaces, with the method that requires the larger number of parking spaces required to be applied to the proposal. Plan contains a tabulation of required parking utilizing both methods, with 409 spaces being the larger of the two calculations. Relief will be requested to utilize the method that results in the lesser number (133 spaces). Plan notes that there are currently 79 parking spaces, which will be increased to 134 spaces as part of the expansion project.
 - C. ZO Section 160-23.C(1)(d)[2], which requires all parking to be located to the side or rear of the structure. Parking is currently non-conforming to this requirement, and expanded parking facilities will increase the non-conformity. It is noted that as the site is a corner lot, there are two front yards, which further limits the area of the site that may be utilized for parking.
 - D. ZO Section 160-25.B(2) and Section 160-26, which requires compliance with maximum impervious surface coverage requirements (0.35) in both the CR-2 and RR Zoning Districts for all other uses. Plan tabulates that the existing impervious surface coverage is 0.28, which will increase to 0.45 upon full buildout of the project.
 - E. ZO Section 160-33.A(2), which prohibits parking facilities to encroach within required buffer yards. Proposed parking facilities are shown to encroach within the required Type 1 (35 feet wide) buffer yards where the site abuts existing residential uses to the south and east of the property.
 - F. ZO Section 160-106, which requires an applicant to obtain all permits/approvals to commence development activity within one year of obtaining variance approval. Due to the nature of the project (which requires land development approval and other considerations), it is unlikely that the project will be ready to commence within 12 months of issuance of a written decision from the Zoning Hearing Board.
4. Type 1 (35 feet wide) buffer yards are required where the non-residential use abuts land in residential use (existing residences on TMP #15-22-8-2 and TMP #15-23-16-1) as shown on the plan; and a Type 5 (15 feet wide) buffer yards are required around parking facilities. As noted above, variance approval will be requested to permit parking and other structures to encroach within required Type 1 buffer yards. Required buffer yard landscaping should be proposed, unless the Township agrees that existing vegetation is sufficient to satisfy buffer yard planting requirements of the Zoning Ordinance. Rear and side yard setbacks are shown as being measured from the limits of the Type 1 buffer yard, however, buffer yards may overlap the required yards. (ZO Section 160-33)

5. In the event that the applicant will request relief from the requirements of the Land Development Ordinance or Stormwater Management Ordinance, all requests for modification must be submitted in writing accompanying the application for development; and must state the grounds and facts of unreasonableness or hardship on which the request is based, the section(s) of the Ordinance involved, and the minimum modification necessary. (SLDO Section 140-14)

The plan contains a list of anticipated waivers, as follows:

- A. SLDO Section 140-36.A, which requires sidewalks to be installed along existing streets within the frontage of the site. Plan identifies an internal sidewalk network to interconnect the church/parking facilities to other facilities (dwelling/pavilion/garage), as well as providing a crosswalk across Clearview Road opposite Solar Atmospheres driveway. Another potential crossing location (nearer to the intersection of Clearview Road and Sunny Road) would result in a mid-block crossing, which is not advisable and should be reconsidered.
- B. SLDO Section 140-45.F(4), which requires a parking lot access driveway width of 26 feet along non-residential buildings. A 24-foot wide access driveway is proposed.
- C. SLDO Section 140-45.D(3), which requires parking lots to be divided into sections of not more than 20 cars each, with sections separated by planting strips a minimum of 10 feet wide. Expanded parking area to the rear of the church building does not comply with this requirement.
- D. SLDO Section 140-45.G(4), which requires a minimum 20 feet of open space between a building and a parking space. Parking spaces proposed nearest to the church and other structures do not comply with this requirement.

In addition to the above, the sketch plan does not propose cartway milling/overlay (both streets), drainage improvements (Sunny Road), cartway widening (Sunny Road), and curb (Sunny Road) as required by Sections 140-28.R, 140-29.D(1) and 140-35 of the Land Development Ordinance. If applicant will seek relief from any/all of the aforementioned requirements, waiver requests should be submitted in writing for consideration by the Township.

6. Site is located in the Neshaminy Creek Watershed (District A), which requires compliance with peak rate reduction and volume control requirements of the Stormwater Management Ordinance (Ordinance 2022-01). An existing stormwater management basin is proposed to be expanded (and additional BMPs may need to be constructed) to comply with requirements of the Stormwater Management Ordinance. If earth disturbance will exceed one acre, project must also comply with requirements of the NPDES permit program administered by PADEP/Bucks County Conservation District. Preliminary plan should include all design calculations and details relative to stormwater management and NPDES permit requirements, as applicable.
7. Existing church facility is served by public water provided by North Penn Water Authority (NPWA). Expanded facilities and connection of existing/proposed structures on TMP #15-23-16-2 requires confirmation from NPWA of the authority's ability and willingness to serve the increased water demand of the site. Plan should also be reviewed by the servicing fire company (Souderton Station 74) relative to site access and firefighting concerns. (SLDO Section 140-41)
8. Existing church facility is served by public sewer provided by HTWSA. Expanded facilities and connection of existing/proposed structures on TMP #15-23-16-2 requires confirmation from HTWSA relative to the available capacity to accommodate increased sewer flows associated with the expanded use of the site. Sewage facilities planning module (or exemption mailer) should be submitted for review by HTWSA and the Township; and must receive approval from PADEP, unless sewage planning is waived by PADEP. (SLDO Section 140-21 & 140-42)

9. Ultimate right of way area of existing streets within the frontage of the site should be offered for dedication to the Township and should be accepted by the Township as an easement. (SLDO Section 140-29.B(1))
10. If new or additional lighting is proposed for the parking area/buildings, a lighting plan should be submitted with the preliminary plan, which complies with requirements of Section 160-41 of the Zoning Ordinance.
11. The following landscaping requirements should be addressed on the preliminary plan:
 - A. Street trees/front yard landscaping should be proposed as required by Section 140-37.C of the Land Development Ordinance, where suitable trees do not already exist.
 - B. Parking area landscaping (buffering/shading) should be proposed to ensure that shading of parking areas complies with requirements of Section 140-37.D of the Land Development Ordinance. A shading plan prepared in accordance with Appendix C of the Land Development Ordinance should be included with the preliminary plan.
 - C. Tree protection measures should be implemented to ensure that trees intended to be preserved as part of the development are protected from encroachment and damage during construction.
 - D. Trees having a diameter of 10 inches or greater that will be removed or impacted by the project (if any) should be shown on the preliminary plan by field survey, including location, diameter, and species. Tree replacement should be identified in accordance with Section 140-37.G of the Land Development Ordinance.
12. The above comments are cursory only, and are based on limited information contained on the sketch plan. Additional comments are reserved pending submission of a preliminary plan prepared in accordance with Section 403 of the Land Development Ordinance.

If you have any questions, do not hesitate to contact me.

Very Truly Yours,



Timothy Fulmer, P.E.
Township Engineer

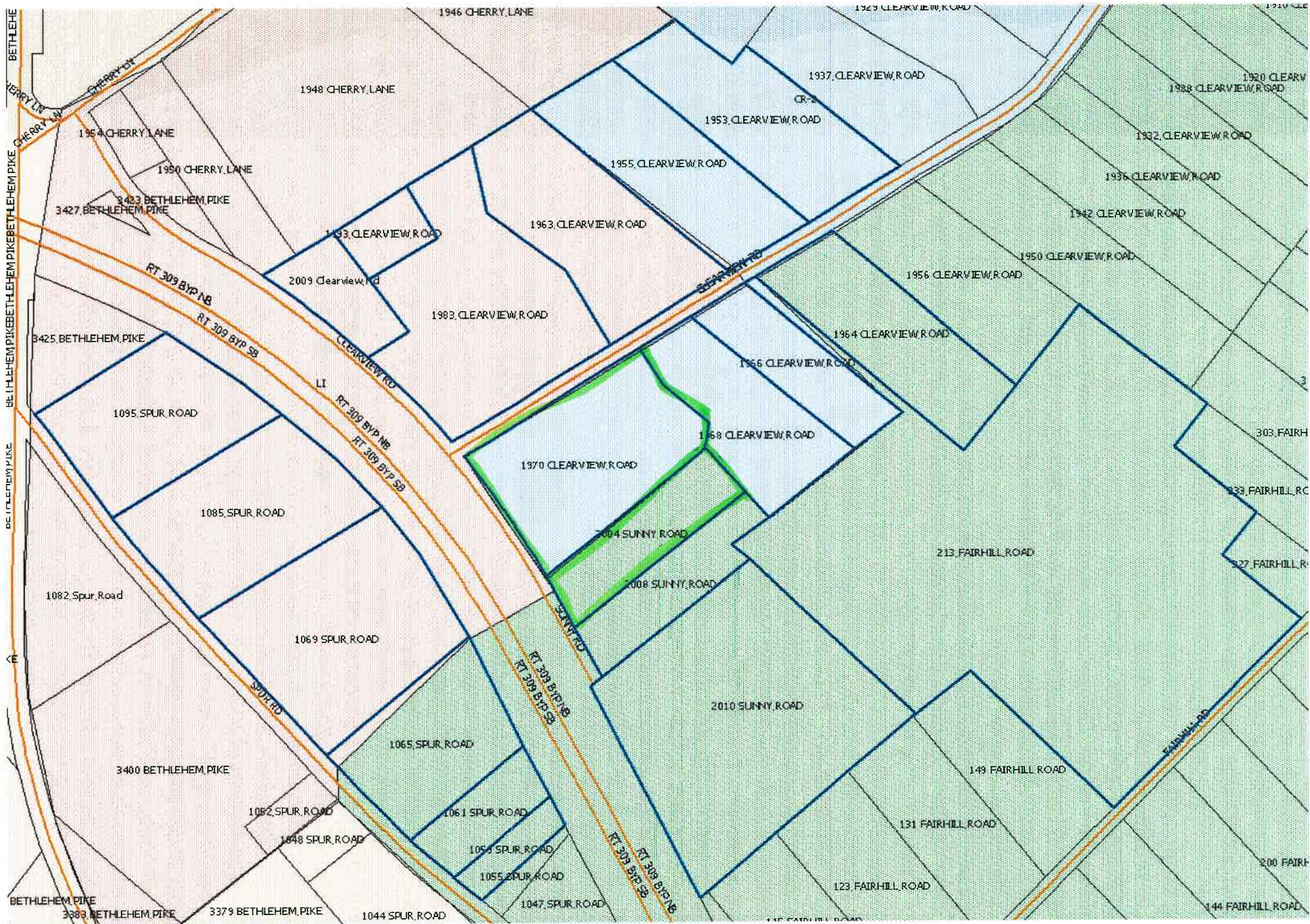
TAF
Enclosure

cc: Eric Nogami, Vice Chairperson, Planning Commission (via email)
Kristy Hoffman, Secretary, Planning Commission (via email)
Carol Pierce, Planning Commission (via email)
Stephen Lis, Planning Commission (via email)
Caleb Torrice, Chairperson, Board of Supervisors (via email)
James Groff, Vice Chairperson, Board of Supervisors (via email)
Joe Metzinger, Supervisor, Board of Supervisors (via email)
Deanna Ferry, Township Manager (via email)
David Boscola, Finance Director/Assistant to the Manager (via email)
Tiffany Crivelli, Township Administrative Assistant (via email)
Nicole Heckenswiler, Township Administrative Assistant (via email)
Virginia Bowling, Township Administrative Assistant (via email)
Jack Wuerstle, Esq. (via email)
St. Philip's Orthodox Church (via email)
Van Cleef Engineering Associates, LLC (via email)

PARKING REQUIREMENTS:
(UTILIZING THE SUM OF ALL SEATS/BUILDING AREAS USED)
REQUIRED:
ONE OFF-STREET PARKING SPACE FOR EACH FOUR SEATS PROVIDED FOR PATRON USE, OR AT LEAST ONE OFF-STREET PARKING SPACE FOR EACH 40 SQUARE FEET OF GROSS FLOOR AREA USED OR INTENDED TO BE USED FOR SERVICE OF PATRONS, GUESTS OR MEMBERS, WHICHEVER REQUIRES THE GREATER NUMBER OF OFF-STREET PARKING SPACES, PLUS ONE ADDITIONAL SPACE FOR EACH FULL-TIME EMPLOYEE.
369 SEATS/4 = 90 SPACES
OR
16,274 SF/40 = 407 SPACES
WHICHEVER IS GREATER
PLUS
2 FULL TIME EMPLOYEES + 2 SPACES
TOTAL
409 SPACES

ALTERNATE PARKING REQUIREMENTS:
(UTILIZING ONLY THE SEATS/BUILDING AREA USED AT ANY GIVEN TIME)
REQUIRED:
ONE OFF-STREET PARKING SPACE FOR EACH FOUR SEATS PROVIDED FOR PATRON USE, OR AT LEAST ONE OFF-STREET PARKING SPACE FOR EACH 40 SQUARE FEET OF GROSS FLOOR AREA USED OR INTENDED TO BE USED FOR SERVICE OF PATRONS, GUESTS OR MEMBERS, WHICHEVER REQUIRES THE GREATER NUMBER OF OFF-STREET PARKING SPACES, PLUS ONE ADDITIONAL SPACE FOR EACH FULL-TIME EMPLOYEE.
172 SEATS/4 = 43 SPACES
OR
5,200 SF/40 = 131 SPACES
WHICHEVER IS GREATER
PLUS
2 FULL TIME EMPLOYEES + 2 SPACES
TOTAL
133 SPACES

ZONING DATA:		REQUIRED		EXISTING (INDV. PARCELS)		PROPOSED (PARCELS CONSOLIDATED)	
ZONED: CR2 - COUNTRY RESIDENTIAL 2		CR2 DISTRICT		CR2 DISTRICT		CR2 DISTRICT	
ZONED: RR - RURAL RESIDENTIAL		RR DISTRICT		RR DISTRICT		RR DISTRICT	
EXISTING USE: C-1 PLACE OF WORSHIP (PERMITTED)		C-1 DISTRICT		C-1 DISTRICT		C-1 DISTRICT	
		REQUIRED		EXISTING (INDV. PARCELS)		PROPOSED (PARCELS CONSOLIDATED)	
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HILLTOWN TOWNSHIP
13 West Creamery Road
P.O. Box 260
Hilltown, PA 18927
(215) 453-6000 Fax: (215) 453-1024
www.hilltown.org

MEMORANDUM

August 27, 2026

To: Board of Supervisors
From: Caitlin M. Mest, EIT, BCO, CFM, CZO
RE: 706 Callowhill Rd – Variance

Applicant: John and Lynne McPherson (Owner)

Affected Properties: 706 Callowhill Rd - TMP # 15-011-069-007

Zoning District(s): CR-1 – Country Residential I

Requested Action: Applicant is proposing the installation of detached accessory building.

Summary: Residential accessory structures are not permitted in the front yard; whereas, the proposed accessory structure will be located in the front yard. A variance is required.

Requested Variance: §160-23.1(2)(a)[2]. Residential Accessory Structures and Uses.

cc: File



HILLTOWN TOWNSHIP
13 West Creamery Road
P.O. Box 260
Hilltown, PA 18927
(215) 453-6000 Fax: (215) 453-1024
www.hilltown.org



APPEAL TO ZONING HEARING BOARD
HILLTOWN TOWNSHIP

*Please note: It is **required** that all applicants submit an application for a Subdivision/Land Development and/or apply for a **Zoning Permit** and receive a **review** from the Township prior to submitting an application to the Zoning Hearing Board.*

TOWNSHIP USE:
Appeal #: 2026-011
Date Filed: 8/25/26
Received By: NH

PLEASE COMPLETE ALL SECTIONS OF THE APPLICATION

PLEASE ATTACH ALL REQUESTED DOCUMENTATION. FAILURE TO COMPLETE ALL SECTIONS OR ATTACH ALL REQUESTED DOCUMENTATION MAY RESULT IN A DENIAL OF YOUR APPLICATION. YOUR INITIALS BELOW INDICATE THAT YOU HAVE A COMPLETE UNDERSTANDING OF THE APPLICATION AND REQUIRED DOCUMENTATION.

THE TOWNSHIP WILL NOT ACCEPT APPLICATIONS UNLESS INITIALED

Date: 8/25/2026

1. Applicant:

- a. Name: JOHN & LYNNE M. PHERSON
- b. Mailing Address: 706 Callow Hill Rd
DECATUR PA 18911
- c. Phone Number: [REDACTED]
- d. State with: [REDACTED]

Owner of Equitable Title
Tenant with the Permission of Legal Title

2. Applicant's Attorney: (if any)

- a. Attorney's and Firm Name: _____
- b. Mailing Address: _____

- c. Phone Number: _____ Fax No.: _____
- d. Email Address: _____

260547

HILLTOWN TOWNSHIP
ZONING AND BUILDING DEPARTMENT

3. Property Information:

- a. Present Zoning Use Classification: CR-1 RESIDENTIAL
- b. Tax Parcel Number: 15-011-069-007
- c. Location: (with reference to nearby intersections or prominent features)

706 CALLOWHILL Rd - NEAR THE CALLOWHILL Rd
AND SOUTH PERKASIE Rd INTERSECTION,

4. Present Use: RESIDENTIAL

5. Proposed Use: (if different) _____

6. Classification of Appeal: (Check one or more if applicable)

- ☒ A. Request for a Variance (Zoning Ordinance §160-104.A)
- ☐ B. Request for Special Exception (Zoning Ordinance §160-104.B)
- ☐ C. Interpretation of Law
- ☒ D. Appeal from action of the Zoning Officer (Attach all related correspondence)
- ☐ E. Other (Please specify) _____

7. Cite Zoning Ordinance sections applicable to, and summarize, relief request:

(use separate paper if necessary)

SECTION 160-23.I(2)(2)[4] HILLTOWN ZO
- PLEASE REFER TO SEPARATE RELIEF REQUEST -

8. Have any previous appeals been filed regarding this property: _____ Yes ☒ No

a. If yes, please explain:

I (We
inform

Name

Name

**HILLTOWN TOWNSHIP
ZONING AND BUILDING DEPARTMENT**

The following need to accompany this application:

1. Six (6) copies of the application
2. Six (6) copies of the deed (MUST BE ATTACHED TO APPLICATION)
3. Six (6) copies of the plans (MUST BE ATTACHED TO APPLICATION)
 - a. Commercial Properties: plan(s) must be prepared by a professional engineer or surveyor.
 - b. Residential Applications: The Board requires that all applications include a plan that is complete and accurate and prefers that all applications include plan prepared by a professional engineer or surveyor. Applications for relief may include plans prepared by licensed professionals or other qualified individuals who must be ready to state under oath that the plan(s) are complete and accurate. The plan(s) must contain all of the information relevant to the Appeal, including but not limited to the following:
 - All adjoining street information (name, width, right of way, ultimate right of way, etc.)
 - The dimensions and area of the lot
 - The dimensions and location of existing buildings or improvements
 - The dimensions and locations of proposed uses
 - Building(s) or improvements
4. Six (6) copies of any and all information you feel explains or is supportive of your application
5. Six (6) copies of Zoning Permit Review Letter Denial
6. One (1) copy of a list of all properties within five hundred (500) feet of the subject property, including those located opposite the property across any adjoining road or street. This list shall be printed on template Avery Labels 5160.
7. **One (1) PDF version (flash drive or file sharing link) of all documents stated 1-6 above including, but not limited to: application, deed, plans, denial letter and any other supportive documentation.**
8. The required filing fee, (listed below), is not returnable once the Appeal is accepted.

<u>Application to Zoning Hearing Board</u>	<u>FEE</u>
A. Residential Use	\$1000.00
B. Residential Development (3 or More Lots)	\$1,500.00
C. Non-Residential Use	\$2,000.00
D. Multiple Hearing-Additional Testimony Only	50% of Original Fee
E. Court Ordered Remand Hearing	50% of Original Fee
F. Legal Non-Profit Corporation	25% of Non-Residential Use Fee

THIS APPLICATION WILL RESULT IN THE SCHEDULING OF A ZONING HEARING BEFORE THE HILLTOWN TOWNSHIP ZONING HEARING BOARD. ZONING HEARINGS ARE LEGAL PROCEEDINGS GOVERNED BY STATUTE. TO OBTAIN THE RELIEF YOU SEEK IN THIS APPLICATION, YOU WILL NEED TO PRESENT TESTIMONY AND EVIDENCE TO THE ZONING HEARING BOARD. SUCH TESTIMONY AND EVIDENCE WILL HAVE TO BE OF A FORM AND SUBSTANCE SUFFICIENT TO MEET CERTAIN EVIDENTIARY STANDARDS. FAILURE TO PRODUCE THE REQUISITE TESTIMONY AND EVIDENCE WILL RESULT IN YOUR APPLICATION BEING DENIED. IN ADDITION, PLEASE BE ADVISED THAT YOU COULD FACE OPPOSITION TO YOUR APPLICATION AT THE ZONING HEARING. GIVEN THE FOREGOING, IT IS STRONGLY RECOMMENDED THAT YOU CONSULT WITH AND/OR RETAIN THE SERVICES OF PROFESSIONALS TO ASSIST YOU WITH THE PRESENTATION OF YOUR TESTIMONY AND EVIDENCE TO THE ZONING HEARING.

From: John & Lynne McPherson
706 Callowhill Road
Perkasie Pa. 18944
Phone: 215-421-3690



To: The Hilltown Township Zoning Board

SUBJECT: Zoning Variance Relief Request for: 706 Callowhill Road.

■ **Introduction & Core Request:**

Good evening, members of the Board. My name is **John McPherson**, and my wife **Lynne** and I are the owners of **706 Callowhill Road**.

We respectfully request a dimensional variance from **Section "160-23.1(2)(a)[4], Hilltown ZO"**.. to allow a 986-square-foot, detached 2-car garage, with 2nd floor & electric, to sit forward of our house's front plane, in the front yard. While the Zoning Officer strictly enforced the literal ordinance text in denying our permit, the unique physical realities of our lot necessitate the Zoning Board's equitable relief.

■ **Lot Uniqueness & Historical Context:**

As seen in our submitted **Plot-Plan**, our property is unique. The house is positioned at an angle to Callowhill Road and sits **215 feet back** from the road right-of-way. The worst corner of the proposed 2-car garage will sit **170 feet back** from the road right-of-way. This leaves a generous **125-foot buffer** beyond the Township's mandatory 45-foot CR-1 front setback.

Our hardship was not self-created. A previous owners subdivision **removed** the homes original driveway and **severely reduced** both its southeast side and rear yards. A new driveway was located on our lots northwest side. The past subdivision continues to plague us today as our southeast-side and rear-yard are unable to be utilized for this garage. **(refer to Record of Past Subdivision Plot & Plot-Plan).**

■ **Three Physical Constraints on the Northwest side:**

(Board members, please refer to the included plots, maps & area photos as needed)

1. **Underground Utilities: (Refer to Plot-Plan & Photo's)** Our underground utility lines run directly through the **outer-bend area** of the driveway (shown in orange). Locating the garage there would require a dangerous, cost-prohibitive relocation of these services. Solution: The **inner-bend area** is void of underground utilities.

2. **Topography & Grading:** Additionally, the **outer-bend area** is elevated **2-3 feet** above the driveway. And the area's slope increases in height as you approach the house. Locating construction in this higher/sloped area requires unnecessary excavation, deeper footings, higher cement block construction, extensive foundation water-proofing and regrading. Solution: The **inner-bend area** is near-flush with our driveway with a low slope.
3. **Surface water run-off:** Finally, the driveway **outer-bend** area was designed to disperse and absorb surface water run-off from the back-yard & side gutters. It soaks into the soil of the sloped area. Locating the garage here will reduce its absorption area effectiveness. Solution: The **inner-bend area** does not suffer from similar runoff volume demands.

Note: The Garage's 986 square-foot area increases the existing impervious ground cover on our lot from 9% to 10%. (Ref: Calculations on the **(Plot-Plan)**).

■ **Summation:**

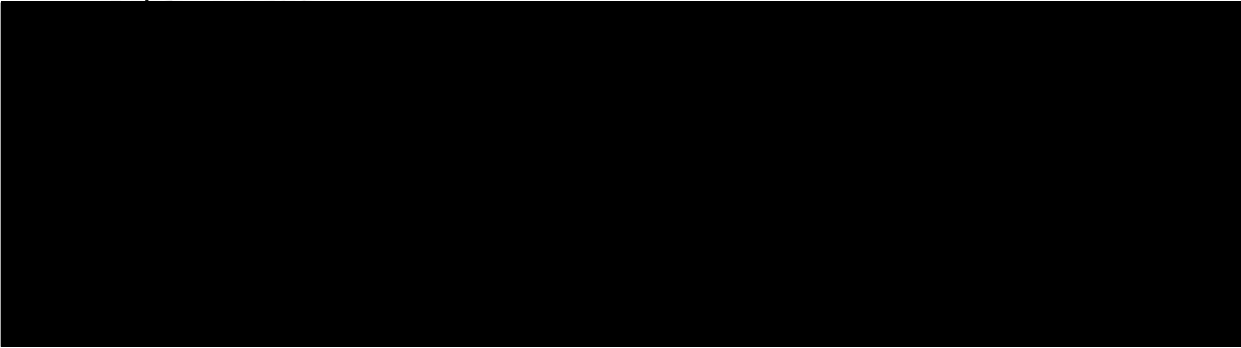
Our application proposed the garage be built at the **inner-bend of our driveway**. This location **is** forward of our house front, but well offset to its Northwest side. The closest garage corner to the Northwest boundary line is 40 feet (double what CR1 zoning requires). **After considering everything it is the only logically feasible location.**

In closing, this request meets all legal standards for a variance:

- It is caused by **3 unique physical circumstances and a past owner's subdivision**.
- It represents the **minimum variance necessary** for reasonable use of our land.
- It poses **zero detriment to the public welfare**, our neighbors or to road sight lines.

The garage is intended primarily as a storage/utility building. We plan to face the garage doors toward our house, and the outside to appear similar to a traditional country barn.

Thank you for your time and consideration. I am happy to answer questions or walk through the plot plans with the Board as requested. Hilltown officials are encouraged to come inspect the site.





706 Callowhill Rd. Street View-2_Google Maps 2026



706 Callowhill Rd_View up Drive with Utility Pole



706 Callowhill Rd View towards the House

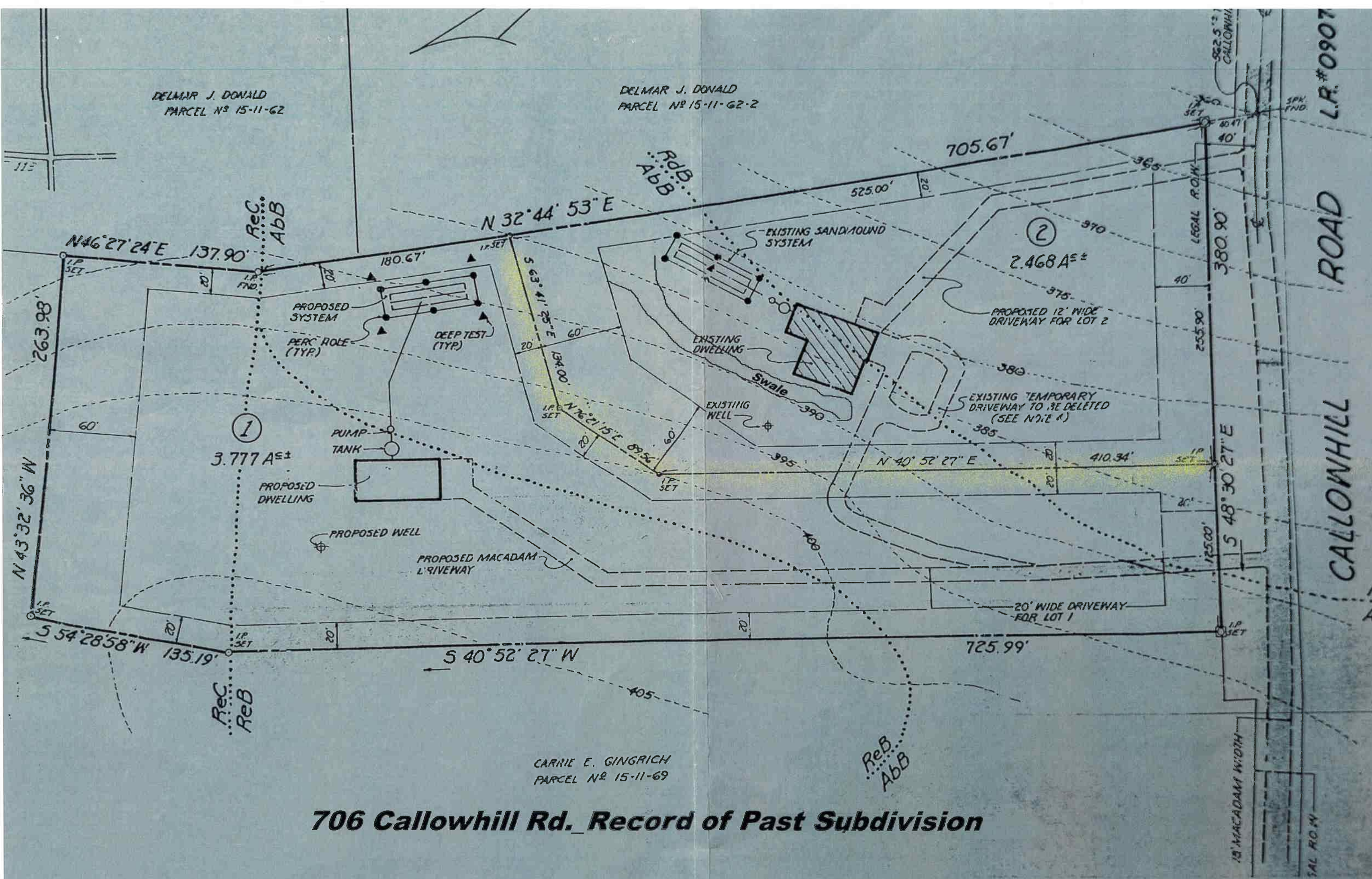


706 Callowhill Rd_View away from House

DELMAR J. DONALD
PARCEL N^o 15-11-62

DELMAR J. DONALD
PARCEL N^o 15-11-62-2

L.R.#0907



CARRIE E. GINGRICH
PARCEL N^o 15-11-69

706 Callowhill Rd. Record of Past Subdivision



HILLTOWN TOWNSHIP

13 West Creamery Road

P.O. Box 260

Hilltown, PA 18927

(215) 453-6000

www.hilltown.org

August 11, 2026

John & Lynne McPherson
706 Callowhill Rd
Perkasie, PA 18944

RE: 706 Callowhill Rd - Garage

Mr. & Mrs. McPherson,



This letter is to notify you that your permit application for the proposed shed at 706 Callowhill Rd (TMP #15-011-069-007) in the CR-1 zoning district has been denied at this time. The permit application has been denied due to the following reason(s).

1. (§160-23.1(2)(a)[4], Hilltown ZO) No portion of any residential accessory structure is permitted within the front yard; whereas, the proposed accessory structure is located in the front yard. This will require a variance from the Zoning Hearing Board (ZHB.)

This may be appealed to the Hilltown Township Zoning Hearing Board (ZHB.) The link to the appeal form is located in the accompanied email.

If you should have any questions at this time, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Caitlin M. Mest".

Caitlin M. Mest, EIT, BCO, CFM, CZO
Hilltown Township Zoning Officer
BuildingAndZoning@hilltown.org

This Deed made this 27 day of June 1997.

Between,

CHARLES J. SUDHOP, III and ADELE ANNE STEVENS husband and wife

(hereinafter called "Grantor s"), of the one part, and

JOHN S. MCPHERSON and LYNNE J. MCPHERSON, husband and wife

(hereinafter called the "Grantee s"), of the other part.

Witnesseth, That in consideration of

Two Hundred Thirty Nine Thousand Dollars & No/100

(\$ 239,000.00) Dollars,

In hand paid, the receipt whereof is hereby acknowledged, the said Grantor s do hereby grant and convey unto the said Grantee s, their heirs and assigns,

AS TENANTS BY THE ENTIRETY

County Parcel No. 15-11-69-7

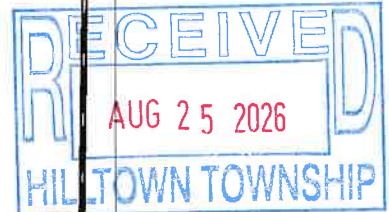
ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Hilltown, County of Bucks, Commonwealth of Pennsylvania, bounded and described as Lot No. 2 on a Plan of Subdivision for Eugene and Anna Almodovar, as prepared by Urwiler and Walter, Inc., Professional Engineers and Surveyors, by Plan dated October 27, 1984 and as recorded in the Office for the Recording of Deeds at Doylestown, in Plan Book 326 page 5, being described as follows, to wit:

BEGINNING at a point on the Southwesterly right of way line of Callowhill Road (LR 09078, being 80 feet wide) and which point is in line of lands now or late of Delmar J. Donald (CPN 15-11-62-2); thence extending from said point of beginning in and along the aforesaid road, South 48 degrees 30 minutes 27 seconds East 255.90 feet more or less to a point a corner in line of Lot No. 1 of which this was formerly a part; thence extending along the same the three (3) following courses and distances: (1) South 40 degrees 52 minutes 27 seconds West 410.34 feet to a point a corner; thence (2) South 76 degrees 21 minutes 15 seconds West 89.56 feet to a point a corner; thence (3) North 63 degrees 41 minutes 25 seconds West 134 feet to a point a corner in line of lands of the aforesaid Donald J. Delmar; thence extending along the same North 32 degrees 44 minutes 53 seconds East 525.00 feet to the point and place of beginning.

BEING Tax Parcel No. 15-11-69-7.

BEING the same premises which Adele Anne Stevens and Charles J. Sudhop, III by Indenture bearing date the 4th day of August 1995, and recorded in the office of the Recorder of Deeds in and for the County of Bucks, in Deed Book 1102 page 1350 granted and conveyed unto Charles J. Sudhop, III and Adele Anne Stevens, husband and wife, in fee.

47878
32-02-97 06:470003 94157
PA TRAN TAX \$2390.00
HILLTWN TWP \$1195.00
PENNRIDGE SD \$1195.00

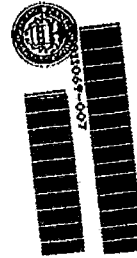


THIS DOCUMENT RECORDED
IN COUNTY OF BUCKS, PA.

JUL -25

Seal of Notary
RECORDER OF DEEDS

500-49001

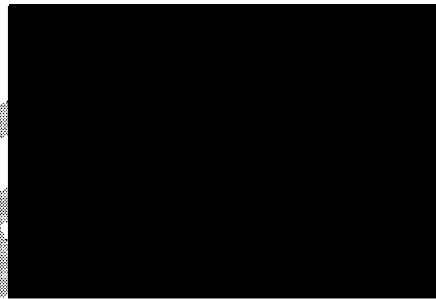


And the said Grantor s do hereby covenant to and with the said Grantee s that they , the
said Grantor s , SHALL and WILL
Subject, as aforesaid, , Warrant and forever defend the herein above
described premises, with the hereditaments and appurtenances, unto the said Grantee s , their heirs and
assigns, against the said Grantor s and against every other person lawfully claiming or who shall hereafter claim the same
or any part thereof, by, from or under him, her, them or any of them.
IN WITNESS WHEREOF, the said Grantor s have caused these presents to be duly executed, the day and
year first above written.

SEALED AND DELIVERED In the Presence of:



Witness



Seal

Sine of *Pa* County of *Montgomery*
On this *27* day of *June*, 19*97*, before me, the undersigned officer, personally appeared
CHARLES J. SUDHOP, III and ADELE ANNE STEVENS husband and wife

known to me (or satisfactorily proven) to be the person s whose name s subscribed to the within instrument and
acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

File No: 97-1693

Notarial Seal
Anne L. Anastasi, Notary Public
Hatboro Boro, Montgomery County
My Commission Expires April 12, 1998

Anne L. Anastasi
Notary Public

Deed

GRANTOR:

CHARLES J. SUDHOP, III AND
ADELE ANNE STEVENS, HUSBAND
AND WIFE

GRANTEE:

JOHN S. MCPHERSON AND LYNNE
J. MCPHERSON, HUSBAND AND WIFE

FOLIOPARCEL # 15-11-69-7

PREMISES:

706 CALLOWHILL ROAD
HILLTOWN TOWNSHIP
BUCKS COUNTY

MAIL TAX BILL TO:

706 CALLOWHILL ROAD
PERKASIE, PA 18944

RECORDED in Deed Book

page
GIVEN under my hand and the seal of the said
office, the date above written.

Recorder of Deeds

RETURN DOCUMENT TO:

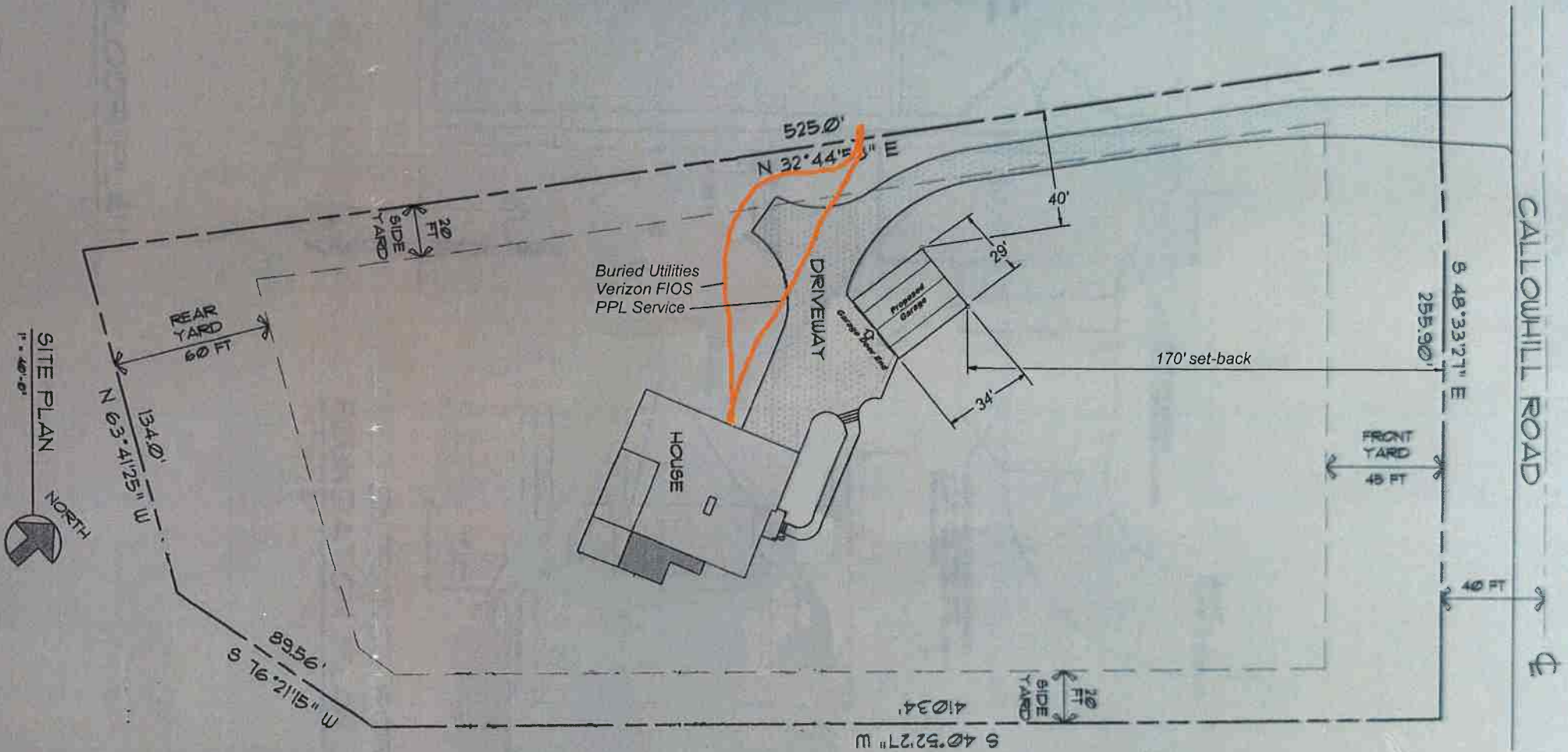
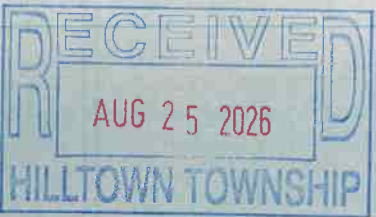
SK1416 PE0884

97 JUL -2 AM 8:12

047010

047878

GENESIS ABSTRACT JUL 97 2:16 PM '97

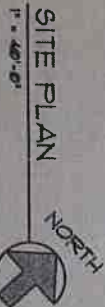


NOTE:
PROPOSED Garage IMPERVIOUS COVERAGE
IS LESS THAN 1000 SF.
NO STORMWATER MANAGEMENT IS REQUIRED PER ORDINANCE

CR-1 RESIDENTIAL DISTRICT
ZONING STATISTICS

	ALLOWED/ MIN REQUIRED	PROPOSED
LOT AREA	50,000 SF	107,521 SF
LOT WIDTH	125 FT	125 FT
YARD / BUILDING SETBACKS		
FRONT	45 FT	45 FT
SIDE	20 FT	20 FT
SIDE	20 FT	20 FT
REAR	60 FT	60 FT
BUILDING HEIGHT	35 FT	35 FT
IMPERVIOUS COVERAGE		
DRIVEWAY	5,902 SF	
WALKWAYS	144 SF	
CONC PATIO	441 SF	
EXIST HOUSE	2,904 SF	
TOTAL EXIST IMPERV COVG	9,391 SF	
PROPOSED ADDITION	332 SF	
TOTAL EXIST IMPERV COVG	9,723 SF	
9,723 SF / 107,521 SF = 9 %	14 % MAX	9 %

Proposed Garage 986 SF
Total Exist Imperv cover 10,715 SF
10,715 / 107,591 = 10% 14% MAX 10%



706 Callowhill Rd_PLOT-PLAN_for New Proposed Garage (Rev-A to existing record Dwg.)

REVISIONS	BY
ADD PROPOSED GARAGE AND RELATED DIMENSIONS REMOVE OBSOLETE NOTES	REV A

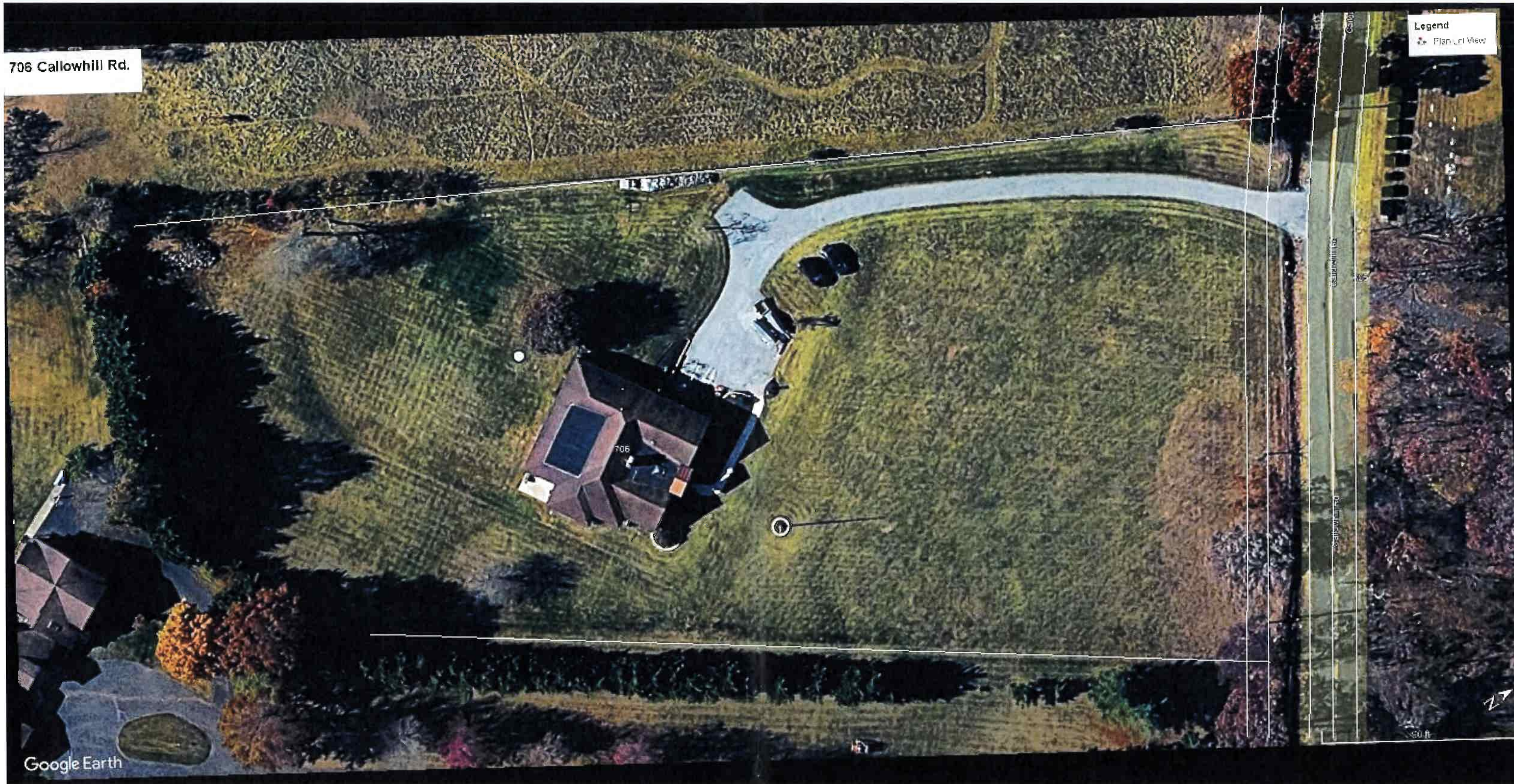


This Original Plot Plan was Drawn by:
Joseph Raynock Architect
1555 Gruversville Road Richlandtown, Pa 18955
www.josephraynock.com
jfrarch @ ptdnet 610 428 3989

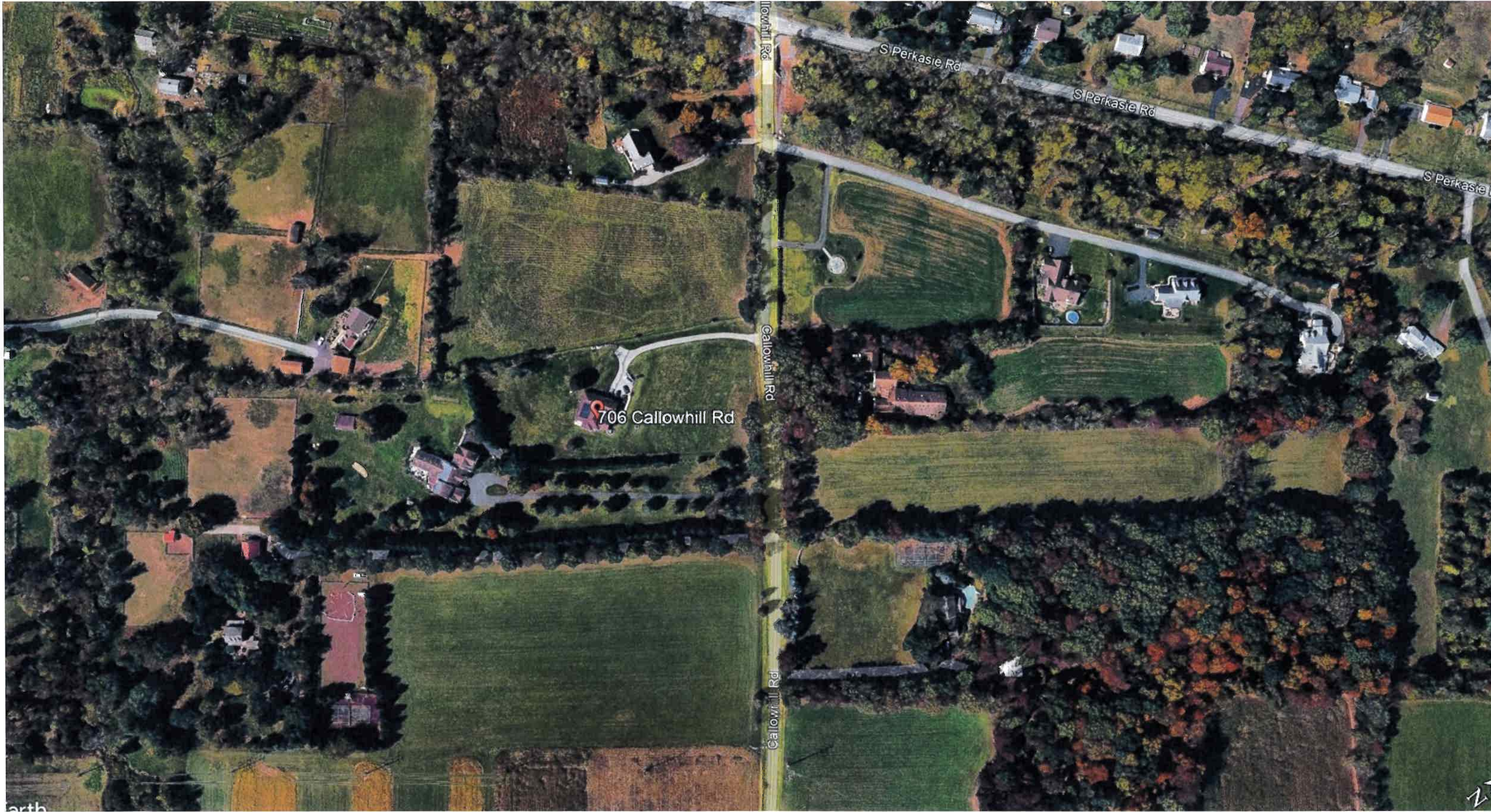
Proposed Detached 2 car Garage
TO SINGLE FAMILY RESIDENCE
Revision-A by J.McPherson
August 8th 2026
Lynne and Jack McPherson
706 Callowhill Road Perkasie, PA 18944
Hilltown Township Bucks County

DRAWN:	CHECKED:
JR	JR
DATE: NOV 2011	
SCALE: As Noted	
JOB NO.:	
SHEET	
ZP1	

PERMIT ISSUE - 11 JAN 2012



706 Callowhill Rd. Plot View Google Earth 2026 Color



706 Callowhill Rd_Neighborhood View_Google Earth 2026

